

# \$1,200,000 - 606 38 Street Sw, Calgary

MLS® #A2245779

**\$1,200,000**

4 Bedroom, 2.00 Bathroom, 1,804 sqft  
Residential on 0.28 Acres

Spruce Cliff, Calgary, Alberta

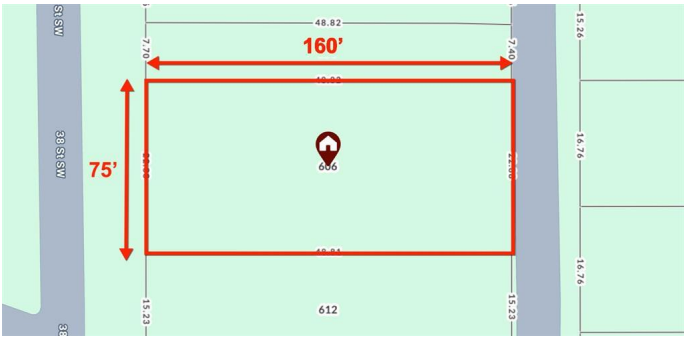
Rare opportunity to own a 75' x 160' RC-G lot in one of Calgary's most desirable inner-city communities.

This full side-by-side duplex is perfect for redevelopment, rental income, or a custom multi-unit project.

Each unit offers 2 beds, 1 bath on main floor one side has finished basement.

Steps to Shaganappi Golf Course, downtown, shopping, parks & future LRT.

Built in 1959



## 75' x 160' DEVELOPMENT OPTION 1: BUILD THREE DETACHED INFILLS



*Requires approved subdivision and development permits. Concept and sketches provided for inspirational purposes only. Not to be relied upon without independent verification.*

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2245779               |
| Price          | \$1,200,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,804                  |
| Acres          | 0.28                   |
| Year Built     | 1959                   |
| Type           | Residential            |
| Sub-Type       | Duplex                 |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 606 38 Street Sw |
| Subdivision | Spruce Cliff     |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3C 1T2 |

### **Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 4           |
| Parking        | Parking Pad |

### **Interior**

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | See Remarks                                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air                                              |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Finished, Full, Unfinished                              |

### **Exterior**

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | None                                |
| Lot Description   | Back Lane, Rectangular Lot          |
| Roof              | Asphalt Shingle                     |
| Construction      | Stucco, Wood Frame, Aluminum Siding |
| Foundation        | Poured Concrete                     |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 22               |
| Zoning         | R-CG             |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Premiere Realty Direct |
|----------------|------------------------|

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