

\$1,100,000 - 606 38 Street Sw, Calgary

MLS® #A2260008

\$1,100,000

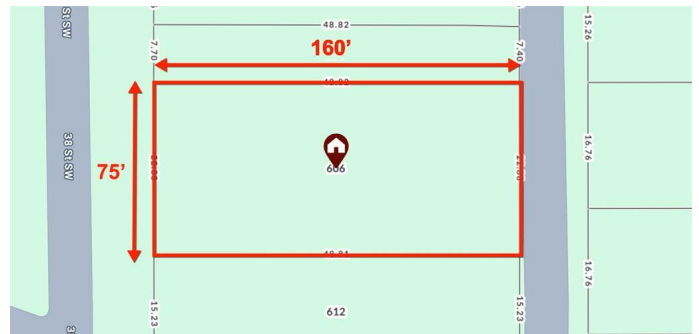
4 Bedroom, 2.00 Bathroom, 1,804 sqft

Residential on 0.28 Acres

Spruce Cliff, Calgary, Alberta

Investors* Developers* Landlords* Flippers:

This is your chance to secure a prime development site in one of Calgary's most desirable inner-city communities. The expansive ***75' x 160' RC-G ***lot offers outstanding potential for a multi-unit build, with the possibility of converting into a fourplex. The existing full side-by-side duplex provides holding income while you plan your project, with each unit offering 2 bedrooms and 1 bathroom on the main floor (one side includes a finished basement). Perfectly located just steps to Shaganappi Golf Course, parks, shopping, and minutes from downtown. Opportunities of this size and zoning in Spruce Cliff are extremely rare—don't miss it!



Built in 1959

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2260008 |
| Price | \$1,100,000 |
| 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 | September 25th, 2025 |
| Days on Market | 1 |
| Zoning | R-CG |

Listing Details

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

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