

# \$1,250,000 - 606 38 Street Sw, Calgary

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MLS® #A2245779

**\$1,250,000**

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. One side is vacant other is rented.

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



Built in 1959

## Essential Information

MLS® #	A2245779
Price	\$1,250,000
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 S
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, Alumin
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 6th, 2025
Days on Market	2
Zoning	R-CG

**Listing Details**

Listing Office	Premiere Realty Direct
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