\$1,299,800 - 606 38 Street Sw, Calgary

MLS® #A2227079

\$1,299,800

2 Bedroom, 1.00 Bathroom, 1,804 sqft Residential on 0.28 Acres

Spruce Cliff, Calgary, Alberta

Attention Builders/Developers!!! 75'x160'lot near Downtown in great Spruce Cliff neighbourhood. Existing full side by side duplex is currently rented. Showing will be allowed once offer is accepted. DO NOT Disturb tenants. Walking distance to shopping, Shaganappi Point golf course with amazing downtown Views, short drive to downtown. Excellent location!



Built in 1959

Essential Information

MLS® #	A2227079
Price	\$1,299,800
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,804
Acres	0.28
Year Built	1959
Туре	Residential
Sub-Type	Duplex
Style	Bungalow, Side by Side
Status	Active

Community Information

Address	606 38 Street Sw
Subdivision	Spruce Cliff
City	Calgary

County	
Province	
Postal Code	-

Calgary Alberta T3C 1T2

Amenities

Parking Spaces4ParkingParking Pad

Interior

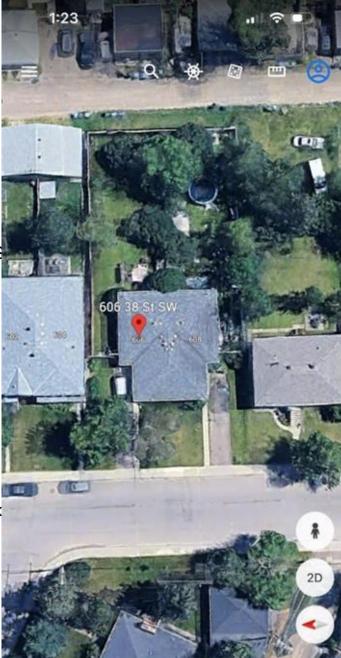
Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric S
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Aluminum Siding, Stucco, Wo
Foundation	Poured Concrete

Additional Information

Date Listed	June 4th, 2025
Days on Market	5
Zoning	R-CG



X 606 38 St SW Building

Listing Details

Listing Office Premiere Realty Direct

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