

\$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

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 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, W
Foundation Poured Concrete

Additional Information

Date Listed August 6th, 2025
Days on Market 18
Zoning R-CG

Listing Details

Listing Office Premiere Realty Direct

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

