

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

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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!!!

75â€™x160â€™ 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
Type	Residential
Sub-Type	Duplex
Style	Bungalow, Side by Side
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, Wo  
Foundation Poured Concrete

Additional Information

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

Listing Details

Listing Office Premiere Realty Direct



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