

\$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. 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	\$1,200,000
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	10
Zoning	R-CG

Listing Details

Listing Office	Premiere Realty Direct
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