

# \$1,299,000 - 606 38 Street Sw, Calgary

MLS® #A2201330

## \$1,299,000

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® #	A2201330
Price	\$1,299,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
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 March 12th, 2025  
Days on Market 2  
Zoning R-CG

### Listing Details

Listing Office Premiere Realty Direct



606 38 St SW Building

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.