



GRASSROOTS
REALTY GROUP

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606 38 Street SW
Calgary, Alberta

MLS # A2260008



\$1,100,000

Division:	Spruce Cliff		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,804 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.28 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Unfinished	LLD:	-
Exterior:	Aluminum Siding , Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Washer, Dryer

Investors* Developers* Landlords* Flippers: This is your chance to secure a prime development site in one of Calgary's most desirable inner-city communities. The expansive ***75' x 160' RC-G ***lot offers outstanding potential for a multi-unit build, with the possibility of converting into a fourplex. The existing full side-by-side duplex provides holding income while you plan your project, with each unit offering 2 bedrooms and 1 bathroom on the main floor (one side includes a finished basement). Perfectly located just steps to Shaganappi Golf Course, parks, shopping, and minutes from downtown. Opportunities of this size and zoning in Spruce Cliff are extremely rare—don't miss it!