

\$724,900 - 611 Poplar Road Sw, Calgary

MLS® #A2091537

\$724,900

5 Bedroom, 2.00 Bathroom, 1,082 sqft

Residential on 0.14 Acres

Spruce Cliff, Calgary, Alberta

This is a rare opportunity to own a beautiful 50' x 120' property in the heart of Spruce Cliff. Located on a quiet street and facing a park and the Spruce Cliff Community Association, this property is ideally situated. This bungalow-style home offers over 2,060 square feet of developed living space, an illegal basement suite, and a double detached garage. This property is perfect for investors or builders looking to secure a great property in the sought-after inner-city community of Spruce Cliff. Alternatively, this home would be a great option for a flipper looking to expand their portfolio or a new homeowner looking to personalize their space with a renovation. The desirable lot has a RC-2 zoning and a West-facing backyard, offering incredible opportunities for future redevelopment. Purchase and build a spacious single-family home or build two duplex-style homes. This property offers a plethora of nearby amenities and is just steps from Pie Junkie, Fosters Bakery, and JJ's Neighbourhood Pub, a short walk from the Bow River Pathway network and Westbrook Mall, and offers easy access to downtown and the new section of Stoney Trail. Don't miss out on this incredible opportunity to own an 50' x 120', RC-2 lot in Spruce Cliff!

Built in 1953

Essential Information



MLS® #	A2091537
Price	\$724,900
Sold Price	\$660,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,082
Acres	0.14
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	611 Poplar Road Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2Z8

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Ceiling Fan(s), Chandelier, Laminate Counters, No Animal Home, No Smoking Home, See Remarks, Storage
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Private, Rectangular Lot
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 5th, 2023
Date Sold	November 28th, 2023
Days on Market	23
Zoning	RC-2
HOA Fees	0.00

Listing Details

Listing Office	CHARLES
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