

\$919,900 - 628 & 628a 38 Street Sw, Calgary

MLS® #A2109869

\$919,900

8 Bedroom, 4.00 Bathroom, 1,659 sqft
Residential on 0.18 Acres

Spruce Cliff, Calgary, Alberta

EXCELLENT HOLDING PROPERTY FOR FUTURE DEVELOPMENT | SIDE BY SIDE DUPLEX ON ONE TITLE | R2 50x160 FT LOT | This bright well cared for property in beautiful & convenient Spruce Cliff has gorgeous refinished original hardwood flooring throughout, newer trim, updated lino & appliances, & character ceilings. Both sides have 2 bedrooms up, with a large rec room, 2 more bedrooms & second 4-piece bathroom on the lower level. Each has its own laundry, furnace, hot water tank and electric panel. Both sides have a front door and a side entrance. A massive yard has been split to give each unit a private yard, + DOUBLE DETACHED GARAGE with 2 single doors - 1 for each unit. Amazing location right on the border of Wildwood, in walking distance to shopping, restaurants, CTRAIN station, transit routes, Bow Trail, Edworthy Park, Wildflower Arts Centre, & Shaganappi Golf Course. Excellent opportunity to get into one of the largest lots in this great neighbourhood! With many walking and biking options available in this active outdoor community, bike to work along the Bow River or take a leisurely walk through Edworthy Park. The community association hosts numerous actives at both the newly built community center & the Wildflower Arts Centre. Book your showing today!

Built in 1959



Essential Information

MLS® #	A2109869
Price	\$919,900
Sold Price	\$915,000
Bedrooms	8
Bathrooms	4.00
Full Baths	4
Square Footage	1,659
Acres	0.18
Year Built	1959
Type	Residential
Sub-Type	Duplex
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	628 & 628a 38 Street Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1C2

Amenities

Parking Spaces	6
Parking	Double Garage Detached

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dryer, Electric Stove, Garage Control(s), Refrigerator, See Remarks, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Rectangular Lot

Roof	Asphalt Shingle
Construction	Concrete, Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 29th, 2024
Date Sold	March 28th, 2024
Days on Market	28
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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