

\$999,950 - 1 Spruce Bank Crescent Sw, Calgary

MLS® #A2165052

\$999,950

3 Bedroom, 1.00 Bathroom, 1,305 sqft
Residential on 0.22 Acres

Spruce Cliff, Calgary, Alberta

ATTENTION DEVELOPERS AND INVESTORS!! RARE 9000+ SF CORNER LOT ON BEAUTIFUL, LEAFY SPRUCE BANK CRESCENT! This stunning lot, with 125 feet of frontage, offers numerous redevelopment possibilities - for example, the current owner contemplated two semi-detached executive homes as shown in the drawings in the supplements. Now the new R-CG zoning suggests the potential of having up to SIX townhomes with SIX legal secondary suites (subject to permitting and approval).

Surrounded by luxury homes and located in this prestigious "North of Spruce" enclave, this property is special. It's quiet and private yet only a three-traffic-light commute to downtown.

Surrounded by nature, it offers nearby walking and biking paths such as the popular Douglas Fir Trail overlooking the Bow River.

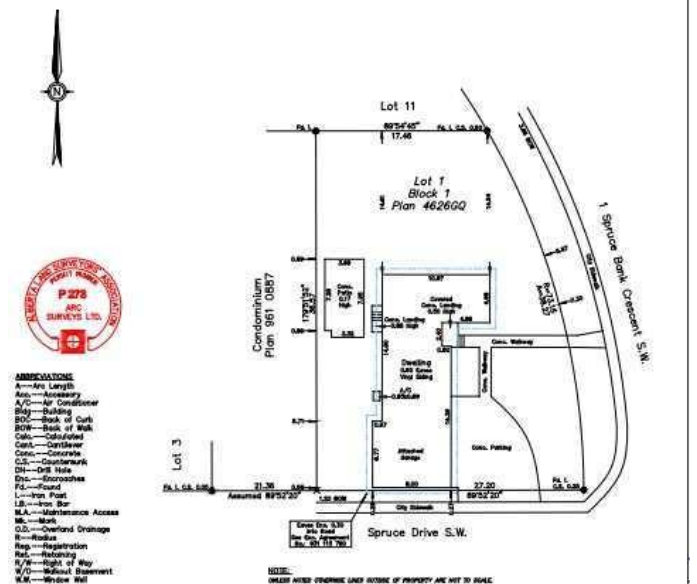
Shaganappi Golf Course, tennis courts, parks, playgrounds, schools, shopping, pickleball courts, basketball, the Wildflower Art Centre, community skating, and neighborhood restaurants are all within easy walking distance. The existing split-level home is mostly demo-ed to the studs, hence the property is being sold "as is where is" as it awaits redevelopment. Don't miss out on this special opportunity! Call to set up a showing today!

Built in 1957

Essential Information



ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



MLS® #	A2165052
Price	\$999,950
Sold Price	\$940,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,305
Acres	0.22
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	1 Spruce Bank Crescent Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C3B5

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bathroom Rough-in
Appliances	Electric Stove, Refrigerator
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Corner Lot, Lawn, Irregular Lot, Level
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 12th, 2024
Date Sold September 20th, 2024
Days on Market 8
Zoning R-CG
HOA Fees 0.00

Listing Details

Listing Office Real Estate Professionals Inc.

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