



644 37 Street Calgary Alberta

\$719,000

Rare opportunity to own a beautiful 55' x 120' RC-2 Lot property in the heart of Spruce Cliff. Located in the desired community where you will find this fully developed 3 bedroom up with lower 2 bedroom illegal suite. Just minutes to LRT, Westbrook Shopping Center, downtown and Edworthy Park. The private back yard is fully fenced and has a single detached garage. The main level is consist of huge living room kitchen, dining area, three bedrooms and one full 4-piece bathroom. The fully finished 2 bedroom illegal suite basement with separate entrance is there for some more rental income. Spruce Cliff one of Calgary's most prized inner-city neighborhoods, a short walk to Douglas Fir trails with quick access to transit, shopping, all levels of school, and the downtown. This RC-2 lot is sub dividable with development opportunities. Call your favourite realtor today to book a private viewing. (id:6769)

Furnace 10.83 Ft x 6.92 Ft
Living room 16.00 Ft x 10.58 Ft
Bedroom 12.42 Ft x 7.25 Ft
Bedroom 10.83 Ft x 9.58 Ft
4pc Bathroom Measurements not available
Kitchen 9.17 Ft x 7.58 Ft
Dining room 8.17 Ft x 8.08 Ft

Living room 14.83 Ft x 11.33 Ft
Kitchen 11.33 Ft x 9.75 Ft
Primary Bedroom 11.42 Ft x 9.92 Ft
Bedroom 11.42 Ft x 7.92 Ft
Bedroom 11.25 Ft x 8.00 Ft
4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:
RE/MAX REALTY INNOVATIONS



See

Mirror

100, 707-10 AVE. SW , Calgary, AB,
T2R 0B3

Phone: 403-969-0267
arobinson@cirrealty.ca