



## 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**

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