



## 611 Poplar Road Calgary Alberta

\$749,900

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! (id:6769)

3pc Bathroom 6.25 Ft x 7.42 Ft

Bedroom 11.33 Ft x 10.25 Ft

Bedroom 9.08 Ft x 12.50 Ft

Kitchen 2.67 Ft x 11.83 Ft

Recreational, Games room 12.08 Ft x 25.50 Ft

Storage 7.75 Ft x 11.75 Ft

Furnace 14.00 Ft x 13.17 Ft

4pc Bathroom 4.92 Ft x 7.42 Ft

Bedroom 12.17 Ft x 11.75 Ft

Bedroom 11.25 Ft x 8.83 Ft

Dining room 7.92 Ft x 12.08 Ft

Kitchen 12.17 Ft x 11.25 Ft

Living room 14.67 Ft x 12.08 Ft

Primary Bedroom 11.25 Ft x 11.17 Ft

Listing Presented By:



Originally Listed by:  
CHARLES

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