



635639 Poplar Road Calgary Alberta

\$2,495,000

Seize a rare and lucrative opportunity to acquire two contiguous properties in the heart of Spruce Cliff, one of Calgary's most established and desirable inner-city communities. Together, these parcels offer a substantial 14,240 square feet of prime development land, perfectly positioned for high-return multi-residential redevelopment under the new H-GO zoning. This district allows for a higher-intensity build than R-CG while maintaining the sought-after feature of ground-level access for all units, making it an ideal setting for modern townhomes or rowhouses that align with market demand. With a maximum building height of 12 metres (three storeys), a 1.5 Floor Area Ratio (FAR), and up to 60% site coverage, developers can capitalize on more than 21,000 square feet of buildable area. The site allows for flexible density, minimal parking requirements (0.5 stalls per unit), and encourages the inclusion of landscaped amenity areas through Calgary's small residential site design guide. Adding further value and flexibility, each property currently hosts a well-maintained 1,050 square foot bungalow, offering a solid opportunity for short- or long-term rental income. This allows developers to generate revenue while navigating the permitting and planning process, reducing holding costs and providing valuable time to design a market-aligned project. Located directly across from a community playground and the Spruce Cliff Community Centre—home to professional-level lawn bowling greens—this property places future residents within walking distance to an exceptional range of amenities. Just one block away is the Spruce Cliff Plaza, featuring beloved local spots like Pie Junkie, JJ's Pub, a convenience store, Balanced Bark doggie daycare, and other independent businesses. Outdoor enthusiasts will love the easy walk to the Douglas Fir Trail and quick access to the Edworthy Park nat...

3pc Bathroom 11.17 Ft x 7.58 Ft

Bedroom 11.25 Ft x 13.83 Ft

Laundry room 11.17 Ft x 8.42 Ft

Recreational, Games room 14.83 Ft x 37.58 Ft

Storage 11.17 Ft x 7.25 Ft

Den 10.83 Ft x 9.58 Ft

Bedroom 11.00 Ft x 11.50 Ft

Bedroom 12.00 Ft x 8.17 Ft

Dining room 8.75 Ft x 8.25 Ft

Kitchen 8.75 Ft x 13.75 Ft

Living room 18.25 Ft x 13.33 Ft

Primary Bedroom 11.00 Ft x 11.33 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:
Real Broker

<https://gareth.albertare.com/>

RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net

Recreational, Games room 10.92 Ft x 28.42 Ft

Storage 11.25 Ft x 16.92 Ft

Furnace 11.17 Ft x 21.58 Ft

4pc Bathroom 8.75 Ft x 5.08 Ft

3pc Bathroom 5.33 Ft x 8.25 Ft

4pc Bathroom 8.67 Ft x 5.00 Ft

Bedroom 10.92 Ft x 11.42 Ft