



DJ Golden
REAL ESTATE

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606 38 Street SW
Calgary, Alberta

MLS # A2245779



\$1,200,000

Division:	Spruce Cliff		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,804 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.28 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Unfinished	LLD:	-
Exterior:	Aluminum Siding , Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Washer, Dryer

Rare opportunity to own a 75' x 160' RC-G lot in one of Calgary's most desirable inner-city communities. This full side-by-side duplex is perfect for redevelopment, rental income, or a custom multi-unit project. Each unit offers 2 beds, 1 bath on main floor one side has finished basement. One side is vacant other is rented. Steps to Shaganappi Golf Course, downtown, shopping, parks & future LRT.