



631 37 Street SW, Calgary, Alberta - \$1,100,000



Main Photo

Property Description

MAJOR PRICE REDUCTION | OPEN HOUSE SATURDAY SEPT 6, 1 - 4PM | Attention investors, developers, and savvy buyers—this rare full duplex, PRICE TO SELL, in the highly desirable inner-city community of Spruce Cliff presents an incredible opportunity. Situated on a massive 50' x 160' lot with H-GO zoning, the potential here is endless. Whether you're looking to add to your rental portfolio or pursue a future redevelopment project, this property offers flexibility and long-term value in one of SW Calgary's most strategically located neighbourhoods.

Both sides of the duplex—629 and 631—feature an identical layout with three bedrooms upstairs, a full 4-piece bathroom, and a bright, open-concept main floor with a front living room, dining area, and kitchen. The bedrooms are privately tucked toward the rear of each unit, creating a functional separation between living and sleeping spaces. Each side also features a convenient side entrance, making it ideal for future

secondary suite development. Please note, a secondary suite would be subject to approval and permitting by the city/municipality. The 631 side already includes an illegal basement suite with two additional bedrooms, a full kitchen, and a 4-piece bathroom. The 629 side basement features a fourth bedroom, a kitchenette, and another full bathroom—bringing the total to nine bedrooms and four full bathrooms across the entire property.

Recent upgrades add peace of mind for future owners, including a brand-new hot water tank installed in 2025 and a new furnace in 2024. A double detached garage offers secure parking or storage, with two additional laneway parking spots for a total of four off-street spaces. Both sides of the duplex enjoy spacious, private backyards—ideal for tenants or future landscaping enhancements.

Location is everything, and this property delivers. 5 minutes walk to Westbrook CTRAIN station, 10 minutes to downtown Calgary, 15 minutes to Mount Royal University, and only an hour's drive to the Rocky Mountains, it offers unmatched convenience for commuting, education, and recreation. With close proximity to transit, shopping, schools, library and green spaces, this Spruce Cliff duplex is a rare find for those looking to invest in one of Calgary's most promising and evolving neighbourhoods.

Don't miss this opportunity to secure a revenue-generating property with development upside in the heart of the city. Call your favourite realtor today!

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