

**631 37 Street SW
Calgary, Alberta**

MLS # A2242518



\$1,500,000

Division:	Spruce Cliff		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,983 sq.ft.	Age:	1959 (66 yrs old)
Beds:	9	Baths:	4
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: 629 includes: Fridge, Stove, Dishwasher, Washer, Dryer | 631 includes: Stove, Dishwasher, Dryer | ALL APPLIANCES SOLD AS-IS

Attention investors, developers, and savvy buyers—this rare full duplex 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 (High-Density Grade-Oriented Infill District), 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. 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. Just 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, 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!