



GRASSROOTS
REALTY GROUP

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A,B, 319 37 Street SW
Calgary, Alberta

MLS # A2321623



\$1,025,000

Division:	Spruce Cliff		
Type:	Multi-Family/Full Duplex		
Style:	Attached-Side by Side		
Size:	1,645 sq.ft.	Age:	1958 (68 yrs old)
Beds:	-	Baths:	-
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	-	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

Inclusions: Unit B Electric range, refrigerator, Dishwasher, Washer, Dryer, window coverings.

Opportunities like this are becoming increasingly difficult to find. Situated on a generous 50 x 120 ft lot, this full side-by-side duplex offers an exceptional combination of flexibility, functionality, and long-term potential in a highly desirable inner-city location. Whether you're an investor looking to expand your portfolio, an owner-occupier hoping to offset your mortgage, or a family seeking space for multiple generations under one roof, this property offers options that can evolve with your needs. Each side features a thoughtfully designed main floor with two spacious bedrooms, a full bathroom, bright living areas, and practical kitchen layouts that feel comfortable and easy to live in. Side A has a fully developed basement that adds incredible versatility, including a third bedroom, a large recreation room, a three-piece bathroom, laundry, and ample storage space. The second side offers a full unfinished basement, providing a blank canvas for future development and the opportunity to significantly increase both functionality and value. The detached double garage is complemented by a finished office space that is hardwired for internet, creating the ideal setup for remote work, a home business, a private studio, or dedicated workspace separate from the main living areas. Important mechanical updates have already been completed, including furnaces replaced in 2020 and 2023, along with new blinds throughout, allowing the next owner to move in with confidence. The location is equally impressive. Enjoy quick access to golf courses, parks, playgrounds, schools, shopping, transit, major commuter routes, and Calgary's downtown core, placing everyday conveniences just minutes from your doorstep. Properties that offer this level of flexibility are exceptionally rare. Live in one side and rent the other, accommodate extended family, create a long-term investment strategy, or

maximize future development opportunities on this sizeable inner-city lot. This is a property that offers not only immediate enjoyment, but the ability to adapt and grow alongside your future plans.