



GRASSROOTS
REALTY GROUP

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3803 4 Avenue SW
Calgary, Alberta

MLS # A2333327



\$899,900

Division:	Spruce Cliff		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,886 sq.ft.	Age:	1960 (66 yrs old)
Beds:	5	Baths:	2
Garage:	Concrete Driveway, Front Drive, Parking Pad, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage		

Inclusions: Refrigerator x 2, Stove x 2, Dryer x 2, Shed x 2

Incredible opportunity to own a full duplex (on one title) in the desirable established SW community of Spruce Cliff. This well-maintained property features two bungalow-style units. The East-side offers over 1,000 sq ft above grade with a spacious living room, three bedrooms, functional kitchen, and four-piece bathroom. The basement has a spacious developed multifunctional room with flexibility for a family room, games area, home office, or gym. There is also a large separate storage room which could be converted to a bedroom, and a large utility/storage room with laundry. Outside, the fully fenced private south-facing yard includes a generous landscaped grassy area and storage shed. A paved off-street parking pad for two small vehicles is attached to the side of the property. The West-side unit offers over 845 sq ft above grade and features a bright living room, two bedrooms, functional kitchen, and four-piece bathroom. The unfinished basement offers excellent storage space and laundry, and potential for future development. Outside is a fully fenced private southwest-facing yard with patio, substantial grassy area, and storage shed. Attached is a long paved double parking pad that can accommodate four vehicles, or two vehicles and RV, or potentially a garage development. Ample unrestricted street parking is also available. Amongst Calgary's highly sought-after inner-city communities, this property in Spruce Cliff offers outstanding access to downtown, and the balance of convenience and recreation. Enjoy quick access to Westbrook Mall, Shaganappi LRT Station, Calgary Public Library, playgrounds, schools (Wildwood Elementary, Vincent Massey Junior High, and Westbrook Outreach High School), restaurants, fitness facilities and other amenities. Outdoor enthusiasts will appreciate being minutes from the Bow River pathway,

Edworthy Park, and Shaganappi Point Golf Course. Nearby major commuter routes (Bow Trail, Crowchild Trail, Sarcee Trail) provide convenient access anywhere in the city. This duplex offers exceptional flexibility for investors, multi-generational families, or buyers looking to live in one side while generating rental income from the other side, or buyers looking to fully realize the basements rental potential. Book your private showing today.