



GRASSROOTS
REALTY GROUP

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624 38 Street SW
Calgary, Alberta

MLS # A2336389



\$514,900

Division:	Spruce Cliff		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	885 sq.ft.	Age:	1959 (67 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Laminate, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: 2x Refrigerator, Hood Fan, Portable Dishwasher, Hot Plate, All Basement Cabinets, 2 Islands in upper kitchen

624 38 Street SW is a well-kept semi-attached bungalow located in the Wildwood/Spruce Cliff area, a mature inner-city neighbourhood known for the walkability to Edworthy Park, the LRT, its quiet streets and many well-established schools. This home offers over 1,700 sq ft of developed living space and a layout that works well for families, couples, or anyone looking for a comfortable home in a central location. The main floor features a bright front living room with hardwood flooring and a designer feature wall, leading into the dining area with a new light fixture. The kitchen includes white cabinetry, newer white appliances, luxury vinyl plank flooring, an island for extra workspace, and open shelving for practical storage. Two good-sized bedrooms and a full bathroom with updated finishes complete this level. There is sufficient space to frame in a cupboard next to the bathroom to house a main floor laundry if needed. The fully developed basement adds valuable flexibility. It includes a separate entrance, a bright living area with an oversized window, a kitchenette (fridge, hot plate, portable dishwasher, microwave), a newer washer and dryer, a storage room, and plenty of additional storage throughout. The third bedroom is large enough to accommodate a full furniture set, and a three-piece bathroom serves this level. Outside, the backyard offers space for children to play, gardening, or outdoor seating. A single garage and an additional parking pad—large enough for RV parking—provide practical convenience. Spruce Cliff /Wildwood is appreciated for its strong community feel, walkability, and easy access to parks, local caf  s, Westbrook Mall, the LRT, and the amenities of Signal Hill. Families value the nearby schools and the balance of inner-city convenience with a quieter residential setting. 624 38 Street SW is a straightforward, well-maintained family home in

a central location, offering flexibility and comfortable everyday living.