

**3720 Spruce Drive SW**  
**Calgary, Alberta**

**MLS # A2323310**



**\$950,000**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,523 sq.ft.	<b>Age:</b>	1956 (70 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Landscaped, Many Trees		

**Heating:** Forced Air

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Brick, Wood Frame, Wood Siding

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** None

~CHECK OUT THE YOUTUBE VIDEO~ Builders, developers, and investors, this is the type of inner city Calgary opportunity that rarely comes available. Situated on a quiet street in the highly sought after community of Spruce Cliff, this impressive 60' x 121' corner lot comes with an approved development permit for side by side duplexes with front attached garages. Just down the street from the Bow River, this is an exceptional opportunity for those looking for a premium development site in one of Calgary's most desirable inner city communities. With its prime corner positioning, approved development potential, walkable location, and close proximity to transit, parks, schools, shopping, and downtown Calgary, this property checks all the boxes for a future build, investment project, or long term land hold. Currently, a charming 5 bedroom bungalow sits on the property, creating an ideal holding opportunity while future plans move forward. The home features an expansive front porch, a large yard, mature trees, and an oversized double detached garage, offering immediate usability, rental potential, and flexibility for investors. The location is a major standout. Spruce Cliff is known for its mature streets, elevated escarpment, and incredible access to nature. Residents enjoy being just minutes from Edworthy Park, Lawrey Gardens, Quarry Road Trail, Douglas Fir Trail, Shaganappi Point Golf Course, the Bow River pathway system, Westbrook LRT Station, Westbrook Mall, schools, parks, and downtown Calgary. From the nearby escarpment, you can take in views of Nose Hill Park, the Bow River Valley, and the Calgary skyline while living in a quiet, established neighbourhood with unbeatable urban convenience. Additional community amenities include basketball courts, sports fields, playgrounds, an active community centre, extensive walking and biking

paths, Wildflower Arts Centre, Calgary Bowling Club, local shopping, and Quest School. Whether you are searching for a Calgary development lot, a Spruce Cliff investment property, an approved development permit opportunity, an inner city corner lot, or a rare land opportunity near the Bow River, this property offers outstanding location, scale, and future upside. A premier lot, an approved development permit, and an unbeatable Spruce Cliff location. This is one builders and investors will want to pay attention to.