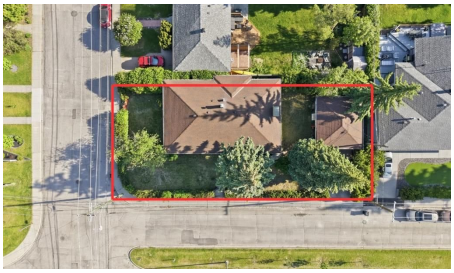
3720 Spruce Drive SW

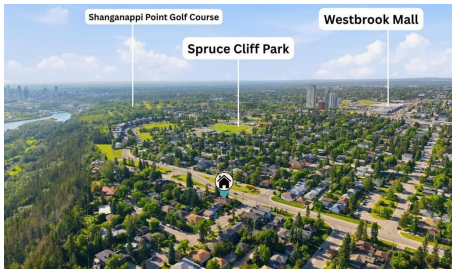
Calgary | Active | MLS® A2323310

$850,000









Bedrooms	Bathrooms	Year Built	Living area
3	**1**	**1956**	**1,523.22 sq. ft.**

Your next move starts with a conversation.

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Listed by Real Broker

A closer look

APPROVED DEVELOPMENT PERMIT FOR SIDE-BY-SIDE DUPLEXES WITH FRONT ATTACHED GARAGES | 60' x 121' CORNER LOT | 5-BEDROOM BUNGALOW FOR HOLDING INCOME | OVERSIZED DOUBLE DETACHED GARAGE | $25,000 PRICE REDUCTION | STEPS TO THE BOW RIVER IN SPRUCE CLIFF. Builders, developers and investors: an approved permit, a corner lot and a rentable house, in one of Calgary's most sought-after inner-city communities. This impressive 60' x 121' corner lot on a quiet Spruce Cliff street comes with an approved development permit for side-by-side duplexes with front attached garages. The prime corner positioning, walkable location and proximity to transit, parks, schools, shopping and downtown make it a strong site for a build, an investment project or a long-term land hold. In the meantime, a charming 5-bedroom bungalow sits on the property with an expansive front porch, large yard, mature trees and an oversized double detached garage, offering immediate usability and rental income while plans move forward. The location sells itself: minutes from Edworthy Park, Lawrey Gardens, Quarry Road Trail, Douglas Fir Trail, Shaganappi Point Golf Course, the Bow River pathway system, Westbrook LRT Station and Westbrook Mall, with escarpment views of Nose Hill, the Bow River valley and the downtown skyline nearby. Community amenities include basketball courts, sports fields, playgrounds, an active community centre, extensive walking and biking paths, the Wildflower Arts Centre, the Calgary Bowling Club, local shopping and Quest School. Watch the full video tour, then run the numbers: a premier lot, an approved permit and holding income, now $25,000 lower.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2323310
Bedrooms	3
Bathrooms	1
Year Built	1956
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow

Total Living Area:	1,523.22 sq. ft.
Acreage:	No
Lot Area:	7,233 sq. ft.
Lot Frontage:	120'8 7/8 "
Front Exposure:	South
Levels:	One
Total Rooms Above Grade:	6
Year built:	1956 (Age: 70)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	4626GQ
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Wood Frame, Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Linoleum
Cooling:	None
Fireplaces:	1

Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Southwest
Community:	Spruce Cliff
Appliances:	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Inclusions:	None
Restrictions:	None Known
Main Floor	Bedroom · 13'5" × 10'6" ·
Main Floor	Bedroom · 13'3" × 10'3" ·
Main Floor	Walk-In Closet · 10' × 0' ·
Main Floor	Dining Room · 14'1" × 10'5" ·
Main Floor	Foyer · 7'9" × 4'5" ·
Main Floor	Kitchen · 12'7" × 11'8" ·
Main Floor	Bedroom - Primary · 14'2" × 13'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	Private Yard
Patio And Porch Features:	Front Porch
Lot Features:	Back Yard, Corner Lot, Landscaped, Many Trees
Num. of Parcels:	0

Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-CG
Listed Date:	Jul 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3720-spruce-drive-sw-calgary-a2323310/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.