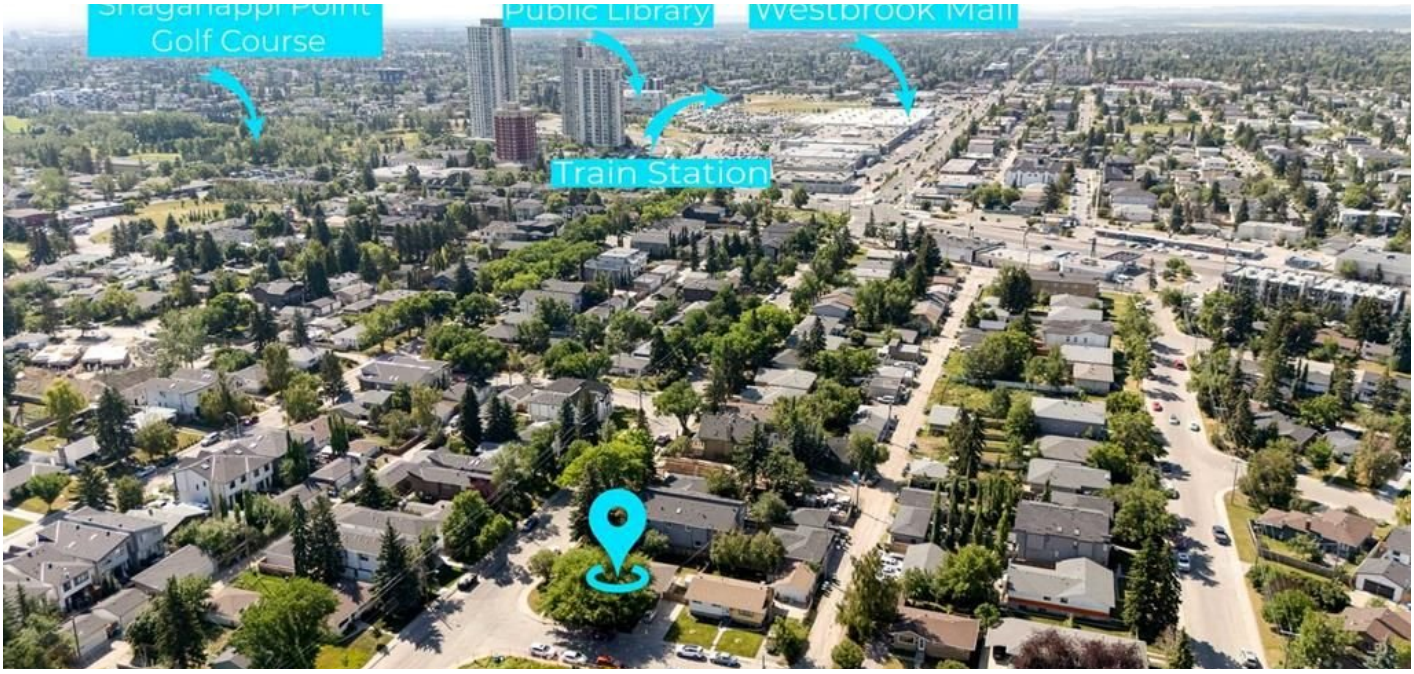
3803 4 Avenue SW

Calgary | Active | MLS® A2333327

$874,900









Bedrooms	Bathrooms	Year Built	Living area
5	**2**	**1960**	**1,886 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2333327
Bedrooms	5
Bathrooms	2
Year Built	1960
Property Type:	Residential
Property Sub Type:	Full Duplex
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Attached-Side by Side, Bungalow
Total Living Area:	1,886 sq. ft.
Main Level Finished Area:	1,886 sq. ft.
Below Grade Finished Area:	1,793 sq. ft.
Lot Area:	6,641 sq. ft.
Lot Frontage:	96'4"
Front Exposure:	North
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall
Total Rooms Above Grade:	9
Year built:	1960 (Age: 66)
Bedrooms:	5 (Above Grd: 5)
Bedrooms Above Grade:	5
Bedrooms On Main:	5
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	2877HL
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Stucco
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Hardwood, Laminate, Linoleum
Cooling:	None
Fireplaces:	0
Garage:	No
Garage Spaces:	0
Parking:	Concrete Driveway, Front Drive, Parking Pad, RV Access/Parking
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement, Lower Level
City Quadrant:	Southwest
Community:	Spruce Cliff
Appliances:	Washer, Window Coverings
Inclusions:	Refrigerator x 2, Stove x 2, Dryer x 2, Shed x 2
Restrictions:	None Known
Main Floor	Bedroom · 11'4" × 10'2" ·
Main Floor	Bedroom · 14'11" × 9'4" ·
Main Floor	Kitchen · 11'6" × 10' ·
Main Floor	Living Room · 14'11" × 14'4" ·
Main Floor	Bedroom - Primary · 12'3" × 12'2" ·
Main Floor	Bedroom · 12'3" × 10'10" ·
Main Floor	Kitchen · 13'1" × 11'6" ·
Main Floor	Living Room · 14'5" × 14'1" ·

Main Floor	Bedroom - Primary · 14'11" × 12'4" ·
Basement	Game Room · 32'9" × 14'11" ·
Basement	Storage · 5'8" × 3'10" ·
Basement	Storage · 13'3" × 10'1" ·
Basement	Furnace/Utility Room · 19'1" × 13'3" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Laminate Counters, Storage
Exterior Features:	None
Patio And Porch Features:	Patio
Lot Features:	Corner Lot, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	H-GO
Listed Date:	Aug 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3803-4-avenue-sw-calgary-a2333327/

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

Data was last updated November 23, 2026 at 12:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

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