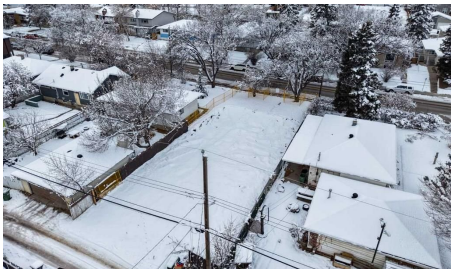
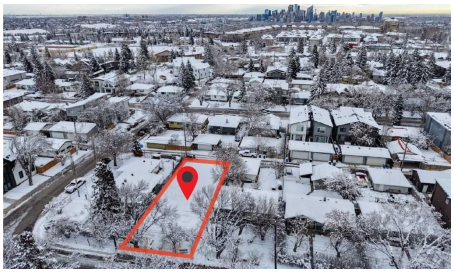
608 37 Street SW

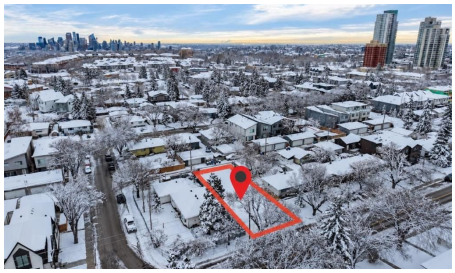
Calgary | Active | MLS® A2359282

$1,049,900









Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Shovel-ready 8-unit site in Spruce Cliff. This cleared, mid-block 50 x 120 ft lot on 37 Street SW is rezoned to H-GO, with the development permit approved, the building permit ready and a complete drawing set by Phase One Design. The approved stacked townhouse plan includes two 3-storey buildings with full basements: six homes plus two secondary suites, totalling approx. 9,538 sq ft developed. Rear lane access, four parking stalls, steps to Westbrook C-Train station and minutes to downtown. The project is qualified for the CMHC MLI Select program. Available as a land purchase or through the purchase of the limited partnership that owns the project, and the seller is also willing to build the project for the buyer under a separate construction contract. Unit breakdown and full drawing set available on request.

Property details

Status	Active
Prop. Type	Land
MLS® Num	A2359282
Property Type:	Land
Property Sub Type:	Residential Land
Condo Type:	Not a Condo
Transaction Type:	For Sale
Lot Area:	5,995 sq. ft.
Bathrooms:	- (Full:-, Half:-)
Plan:	2566GQ
Ensuite:	No
Garage:	No
City Quadrant:	Southwest
Community:	Spruce Cliff
Inclusions:	Not applicable
Restrictions:	None Known
Title to Land:	Fee Simple
Num. of Parcels:	0

Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone W
Zoning:	H-GO
Listed Date:	Nov 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/608-37-street-sw-calgary-a2359282/

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

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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.