

# \$865,000 - 607 Poplar Road Sw, Calgary

MLS® #A2226948

## \$865,000

5 Bedroom, 2.00 Bathroom, 1,076 sqft  
Residential on 0.14 Acres

Spruce Cliff, Calgary, Alberta

An exceptional opportunity awaits discerning investors and developers in the desirable inner-city community of Spruce Cliff. This prime 50x120ft lot, boasting coveted H-GO zoning, offers immense potential for those looking to maximize their returns in Calgary's dynamic real estate market. This isn't just a lot; it's a blank canvas for significant redevelopment in a mature and amenity-rich west-side location.

Whether your strategy is immediate redevelopment, a smart rent-and-hold approach, or a blend of both, this property delivers. The existing bungalow features a fully finished and updated main level, complemented by a self-contained basement suite (illegal suite). Recent significant updates provide immediate value and peace of mind, including a new furnace (December 2023), hot water tank (April 2023), refreshed floors on the main level (June 2024), a new fridge (July 2024), and brand-new fencing, deck, and stairs (all 2024). This means you can secure a stable income stream while you finalize your development plans, minimizing immediate capital outlay.

Spruce Cliff itself is a community renowned for its established charm, mature trees, and exceptional connectivity. It's already a top choice for redevelopment, with many streets boasting a significant number of infill properties and townhouse developments, and many more on the horizon. Future residents will benefit from effortless access to



downtown, the extensive pathways of Edworthy Park, Westbrook LRT Station, local shops, and excellent schools. Seize this compelling investment in one of Calgary's premier development locations. Book your showing today!

Built in 1953

**Essential Information**

MLS® #	A2226948
Price	\$865,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,076
Acres	0.14
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	607 Poplar Road Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2Z8

**Amenities**

Parking Spaces	2
Parking	Parking Pad

**Interior**

Interior Features	Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 6th, 2025
Days on Market	7
Zoning	H-GO

## Listing Details

Listing Office	The Real Estate District
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