

\$949,900 - 3913/3915 Spruce Drive Sw, Calgary

MLS® #A2246596

\$949,900

6 Bedroom, 2.00 Bathroom, 1,805 sqft

Residential on 0.15 Acres

Wildwood, Calgary, Alberta

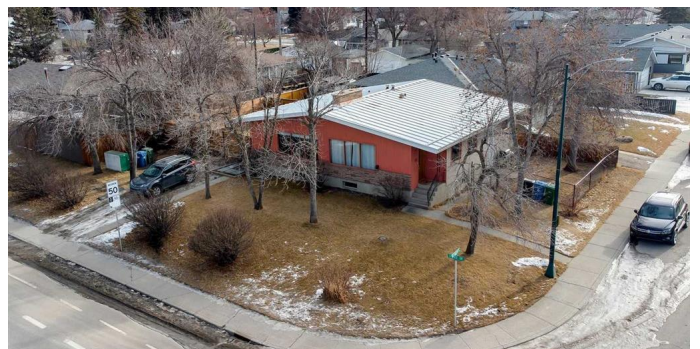
FULL DUPLEX for \$999K! Don't wait on this fantastic 6372 sq. ft. corner lot with H-GO zoning and basements with separate entrances. The location can't be beat with Wildwood elementary school 4 blocks away, transit just down the block, a 10 minute commute to downtown, the bow river pathway system one block away, and all the amenities you need a mere 8 minute drive at Signal Hill Centre (retail, restaurants, banking, groceries etc.). Each side consists of 2 bedrooms, one bathroom, a basement with separate entrance (partially finished) and a dedicated yard space. Both units feature updated vinyl flooring in the main areas, a wood-burning fireplace, neutral/modern paint, two large bedrooms with original hardwood flooring, a 4-piece bathroom with soaker tub, and partially finished basement with separate entrance (basement bedroom windows may not meet egress requirements). 3915 also boasts an updated kitchen with granite countertops and newer appliances. 3913 comes with a tandem parking pad and there is plenty of street parking for both units. See supplements for list of recent upgrades.

Built in 1963

Essential Information

MLS® # A2246596

Price \$949,900



Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,805
Acres	0.15
Year Built	1963
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	3913/3915 Spruce Drive Sw
Subdivision	Wildwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3A9

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad, On Street

Interior

Interior Features	Granite Counters, Laminate Counters, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Living Room, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Full, Partially Finished, Unfinished

Exterior

Exterior Features	Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Yard, Corner Lot, Front Yard, Lawn, Rectangular Lot
Roof	Metal

Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2025
Days on Market	16
Zoning	H-GO

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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