$2,495,000 - 635 & 639 Poplar Road Sw, Calgary

MLS® #A2213476

$2,495,000

6 Bedroom, 4.00 Bathroom, 2,109 sqft
Residential on 0.33 Acres

Spruce Cliff, Calgary, Alberta

Seize a rare and lucrative opportunity to acquire two contiguous properties in the heart of Spruce Cliff, one of Calgaryâ€™s most established and desirable inner-city communities. Together, these parcels offer a substantial 14,240 square feet of prime development land, perfectly positioned for high-return multi-residential redevelopment under the new H-GO zoning. This district allows for a higher-intensity build than R-CG while maintaining the sought-after feature of ground-level access for all units, making it an ideal setting for modern townhomes or rowhouses that align with market demand. With a maximum building height of 12 metres (three storeys), a 1.5 Floor Area Ratio (FAR), and up to 60% site coverage, developers can capitalize on more than 21,000 square feet of buildable area. The site allows for flexible density, minimal parking requirements (0.5 stalls per unit), and encourages the inclusion of landscaped amenity areas through Calgaryâ€™s small residential site design guide.

Adding further value and flexibility, each property currently hosts a well-maintained 1,050 square foot bungalow, offering a solid opportunity for short- or long-term rental income. This allows developers to generate revenue while navigating the permitting and planning process, reducing holding costs and providing valuable time to design a market-aligned project.

Located directly across from a community

playground and the Spruce Cliff Community Centreâ€”home to professional-level lawn bowling greensâ€”this property places future residents within walking distance to an exceptional range of amenities. Just one block away is the Spruce Cliff Plaza, featuring beloved local spots like Pie Junkie, JJâ€™s Pub, a convenience store, Balanced Bark doggie daycare, and other independent businesses. Outdoor enthusiasts will love the easy walk to the Douglas Fir Trail and quick access to the Edworthy Park nature reserve and off-leash areas. Commuters can enjoy excellent access to downtown via transit, bike lanes, or main roadways, making this location truly second to none for inner-city living.
With city-backed zoning encouraging smart infill growth and a neighborhood that embraces community, walkability, and green space, this is a truly exceptional opportunity to deliver a signature development that balances market demand with long-term investment return. Contact us today for the full investor package, zoning map, pro forma, and development overview. This site wonâ€™t lastâ€”inner-city land with this scale and zoning flexibility is an incredibly rare find.

Built in 1953

Essential Information

MLS® #	A2213476
Price	$2,495,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,109
Acres	0.33
Year Built	1953
Type	Residential
Sub-Type	Detached

Style	Bungalow
Status	Active

Community Information

Address	635 & 639 Poplar Road Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C2Z0

Amenities

Parking Spaces	6
Parking	Double Garage Detached, Driveway, Single Garage Attached
# of Garages	4

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 24th, 2025
Days on Market	45
Zoning	H-GO

Listing Details

Listing Office	Real Broker

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.