

# \$600,000 - 901 38 Street Se, Calgary

MLS® #A2208968

**\$600,000**

5 Bedroom, 2.00 Bathroom, 1,036 sqft

Residential on 0.15 Acres

Forest Lawn, Calgary, Alberta

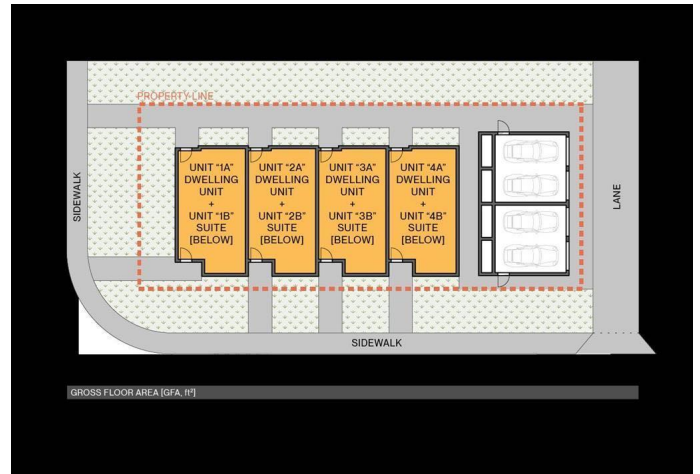
Hello Developers, Investors and Builders!

This expansive 51.5' x 126' corner lot offers incredible potential for development. The site design allows for a corner row home layout featuring four main building units (2 stories, 3 bedrooms each) and four legal secondary suites (1 bedroom each), along with four single-car garages. The property is also eligible for H-GO rezoning, offering the option to build a 5+5 structure if desired. The current home includes 3 bedrooms and 1 bath on the upper floor, plus an illegal basement suite with 2 bedrooms and 1 bath, accessible via a separate back entrance. A double detached garage, driveway, and storage shed complete the property. The lot offers quick access to Memorial Drive and International Avenue, making it a prime location for development. Please note, the property is boarded up and ready for demolition. It is being sold as-is. Donâ€™t miss this incredible opportunity to build for rental income or resale!

Built in 1959

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2208968  |
| Price          | \$600,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,036     |



|            |             |
|------------|-------------|
| Acres      | 0.15        |
| Year Built | 1959        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 901 38 Street Se |
| Subdivision | Forest Lawn      |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2A 1G1          |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 2                                         |
| Parking        | Double Garage Detached, RV Access/Parking |
| # of Garages   | 2                                         |

### Interior

|                   |                                          |
|-------------------|------------------------------------------|
| Interior Features | Separate Entrance                        |
| Appliances        | Dishwasher, Electric Stove, Refrigerator |
| Heating           | Forced Air, Natural Gas                  |
| Cooling           | None                                     |
| Has Basement      | Yes                                      |
| Basement          | Exterior Entry, Finished, Full, Suite    |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Storage                                |
| Lot Description   | Back Lane, Corner Lot, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Concrete, Stucco, Wood Frame           |
| Foundation        | Poured Concrete                        |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 5th, 2025 |
| Days on Market | 28              |
| Zoning         | R-CG            |

**Listing Details**

Listing Office                      Synterra Realty

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.