

# \$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

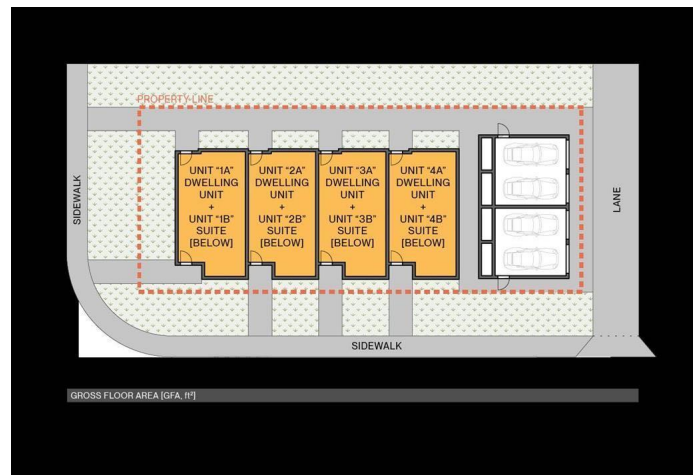
Hello Developers, Investors and Builders!

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. Don'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	3
Zoning	R-CG

## Listing Details

Listing Office          Synterra Realty

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