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

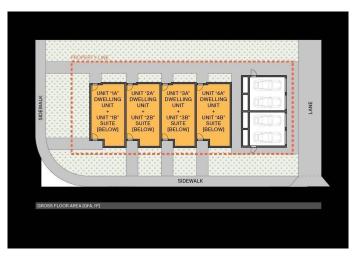
MLS® #A2208968

### \$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 35

Zoning R-CG

# **Listing Details**

Listing Office Synterra Realty

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