

\$600,000 - 1813 38 Street Se, Calgary

MLS® #A2259946

\$600,000

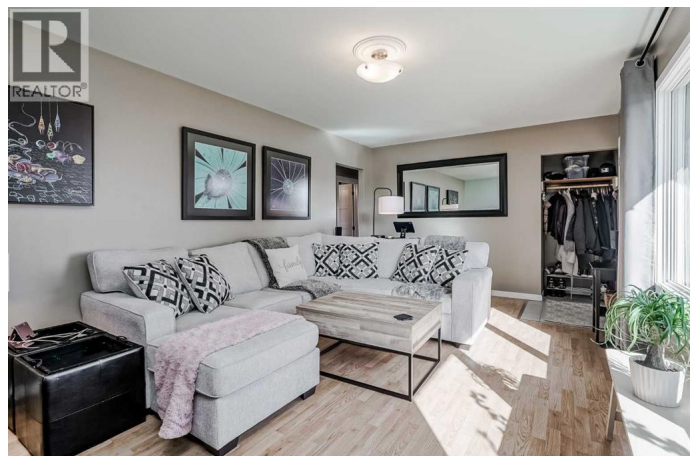
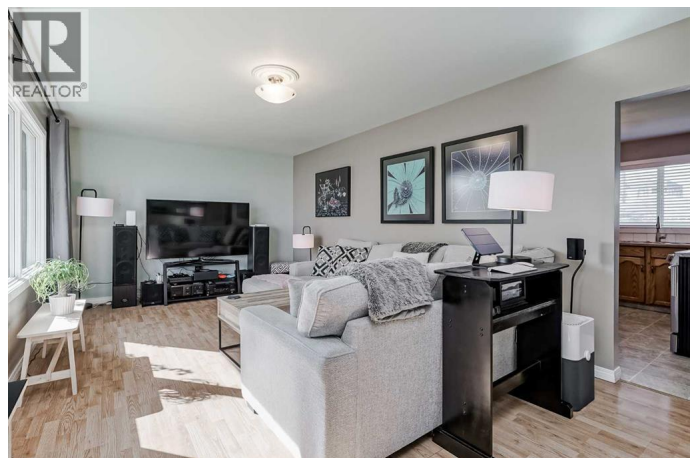
2 Bedroom, 1.00 Bathroom, 894 sqft

Single Family on 0.13 Acres

Forest Lawn, Calgary, Alberta

Prime Inner-City Location | Massive Corner Lot
| 100' x 120' | M-C1 Zoning
Unlock the full potential of this exceptional development opportunity with two adjoining properties sold together as a package. Situated on a high-exposure end corner lot, this combined parcel offers 100 feet of frontage and 120 feet of depth, with access from three sides—ideal for a variety of future development options.??
Zoned M-C1 (Multi-Residential “Contextual Low Profile”) This zoning supports a wide range of development scenarios including multi-family dwellings, townhomes, row housing, and more. Whether you’re a builder, investor, or visionary developer, this site offers maximum flexibility.??
Development Options: Build now and capitalize on the booming demand for multi-family housing. Buy and hold while renting the properties as-is for immediate income. Land bank for future appreciation and development when the time is right.??
Key Highlights: Combined lot size: 12,000 sq. ft. (approx.) Corner exposure with excellent traffic and visibility Triple access for optimal design and access flexibility Existing homes can generate rental income immediately Don’t miss your chance to secure a high-potential inner-city land assembly in a sought-after location. These types of properties are becoming increasingly rare (id:6289)

Built in 1961



Essential Information

Listing #	A2259946
Price	\$600,000
Bedrooms	2
Bathrooms	1.00
Square Footage	894
Acres	0.13
Year Built	1961
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1813 38 Street Se
Subdivision	Forest Lawn
City	Calgary
Province	Alberta
Postal Code	T2B0Z4

Amenities

Features	Back lane, No Animal Home, Level
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Stove, Dryer, Window Coverings
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior Features	Fruit trees, Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office

eXp Realty



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