

# \$600,000 - 1819 38 Street Se, Calgary

MLS® #A2259947

**\$600,000**

3 Bedroom, 2.00 Bathroom, 1,072 sqft

Single Family on 0.14 Acres

Forest Lawn, Calgary, Alberta

Prime Inner-City Location | Massive Corner Lot  
| 100' x 120' | M-C1 ZoningUnlock 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 1964



## Essential Information

Listing #	A2259947
Price	\$600,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,072
Acres	0.14
Year Built	1964
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

## Community Information

Address	1819 38 Street Se
Subdivision	Forest Lawn
City	Calgary
Province	Alberta
Postal Code	T2B0Z4

## Amenities

Features	See remarks, Back lane, No Animal Home, No Smoking Home, Level
Parking Spaces	2
Parking	Detached Garage, Parking Pad
# of Garages	1

## Interior

Appliances	Washer, Refrigerator, Stove, Dryer, Window Coverings
Heating	Natural gas Forced air
Cooling	None
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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