

# \$608,888 - 901 38 Street Se, Calgary

MLS® #A2185103

**\$608,888**

3 Bedroom, 1.00 Bathroom, 1,036 sqft  
Residential on 0.15 Acres

Forest Lawn, Calgary, Alberta

Exceptional opportunity for Investor and Builders! Massive corner lot 51' X 126'. Site design of a corner row home design allows for 4 main building units (2 Story, 3 Bedrooms each) and 4 secondary legal suites (1 Bedroom Each) as well as two - 2 car garages. This lot is also eligible for H-GO rezoning if buyer is interested in building a 5 X 5. Quick access to Memorial Drive and International Avenue. Don't miss out on this incredible opportunity to develop for rent or for sale!

Built in 1959

## Essential Information

MLS® #	A2185103
Price	\$608,888
Bedrooms	3
Bathrooms	1.00
Full Baths	1
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	T2A1G1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	None
Heating	None
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Back Yard, Back Lane, Corner Lot, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame, Concrete, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 3rd, 2025
Days on Market	88
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX iRealty Innovations
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