



GRASSROOTS
REALTY GROUP

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1827 39 Street SE
Calgary, Alberta

MLS # A2214752



\$699,000

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,063 sq.ft.	Age:	1958 (67 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, See Remarks, Separate Entrance		

Inclusions: N/A

KEY INVESTMENT OPPORTUNITY! This raised bungalow with a LEGAL basement suite is perfectly located just steps from International Avenue, offering incredible access to transit, restaurants, and local services. Zoned MC-1, this property offers great potential for future multi-family redevelopment—an ideal opportunity for investors and developers. The main floor features beautiful original hardwood floors, 3 bedrooms, a 4-piece bathroom, a spacious living room, dining area, and a functional kitchen. The west-facing backyard brings in sunlight all day and includes a single detached garage. Whether you’re looking for a fantastic revenue property or a lot with redevelopment potential, this location offers easy access to downtown Calgary and public transit.