



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1826 38 Street SE
Calgary, Alberta

MLS # A2230160



\$579,900

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,007 sq.ft.	Age:	1959 (66 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Level		

Heating:	Standard, Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This well-located property sits just steps from bustling International Avenue, offering unmatched access to shops, dining, transit, and downtown. The home rests on a spacious lot and includes a separate basement illegal suite—ideal for extended family, tenants, or future redevelopment potential. Whether you're an investor searching for strong rental returns or a developer eyeing your next infill project, this property checks all the boxes. With strong upside and tons of flexibility, this is your chance to secure a smart investment in a rapidly evolving neighborhood. Property sold as-is—bring your vision to life!