



GRASSROOTS
REALTY GROUP

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1813 38 Street SE
Calgary, Alberta

MLS # A2259946



\$600,000

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	894 sq.ft.	Age:	1961 (64 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: na

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 soughtafter location. These types of properties are becoming increasingly rare