



**GRASSROOTS**  
REALTY GROUP

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**1819 38 Street SE**  
**Calgary, Alberta**

**MLS # A2259947**



**\$600,000**

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,072 sq.ft.	<b>Age:</b>	1964 (61 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Many		

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