



**GRASSROOTS**  
REALTY GROUP

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**1827 39 Street SE**  
**Calgary, Alberta**

**MLS # A2278020**



**\$625,000**

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,063 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	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>	Vinyl Windows		

**Inclusions:** Electric Stove x2, Refrigerator x2, Dishwasher, Washer/Dryer.

**KEY INVESTMENT OPPORTUNITY!** This raised bungalow with a LEGAL basement suite is ideally located just steps from International Avenue (17 Ave SE), offering excellent access to transit, restaurants, and local services. Zoned MC-1, the property presents strong rental income today with future redevelopment potential including the opportunity to build up to 8-unit complex, as on similar nearby lots. The main floor features 3 bedrooms, a full bathroom, a spacious living room area, and a functional kitchen. The legal basement suite includes 2 bedrooms, kitchen, living space, and shared laundry. With the raised bungalow design, the lower level gets great light throughout. Both upper and lower units are tenant-occupied, generating immediate income while you plan updates or future permitting. A sunny west-facing backyard and single detached garage, all just minutes from downtown and major routes. A solid buy-and-hold, income-generating property in one of Calgary's most active investment corridors.