



**1827 39 Street SE
Calgary, Alberta**

MLS # A2278020



\$625,000

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,063 sq.ft.	Age:	1958 (68 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Additional Parking, Alley Access, Parking Pad, 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:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	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.