



**924 39 Street SE  
Calgary, Alberta**

**MLS # A2300509**



**\$349,900**

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,200 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard		

**Heating:** Forced Air

**Floors:** Laminate

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stucco, Wood Siding

**Foundation:** Poured Concrete

**Features:** Vaulted Ceiling(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

This exceptional opportunity features endless possibilities for a builder, renovator or those looking to build sweat equity! The existing bungalow hosts the ideal canvas for renovation or investment potential, highlighting over 2000 square feet of developed living space, and a future potential income stream from the illegal basement suite! This oversized footprint ensures comfort between family members, as well as greater income potential as rental or flip, once the property is restored or renovated. The original residence features two generous sized bedrooms on the main floor and a flex area that could be reverted to its original position as a third bedroom. The layout of this bungalow is impressive as it hosts two spacious family rooms, a front sitting room and a gorgeous family room at the back of the residence that is expansive with stunning vaulted ceilings elevated with wood details. The beautifully appointed kitchen bridges all these spaces together and offers ample cabinet space alongside quality oak cabinets and a peekaboo window that allows for seamless entertaining. The main is adorned with a plethora of natural light from the many bright windows. This level is completed by a four-piece bath. The lower level hosts an illegal basement suite which is a great addition to multi-generational living, or as a future mortgage helper. The lower level is noteworthy as it has large windows and plenty of natural light. This level has two bedrooms, alongside a family room that opens unto the kitchen, and is completed by a 4-piece bath and laundry. The property hosts a double-detached garage and features a large backyard. This residence offers beautiful bones in terms of the layout and location, but is being sold as/is where is, with no representations or warranties, as land value only. It is priced attractively, as this property has had work completed to it that was poorly

done that is need of repair, some without permits, and there a few areas in the home affected from water damage. Located in Forest Lawn just steps from the amenities of international avenue, an inner-city community that has recently experienced an influx of investment including infrastructure upgrades and revitalization projects. From here you can enjoy easy access to amenities, transit, shopping and schools. With downtown just minutes away this property presents excellent long-term, rental and development potential. In terms of redevelopment, the current zoning of this property is RCG which allows for low-density residential developments, and the property encompasses 50' x 127 with relatively flat grading and a back lane too. Zoning laws are currently being repealed &ndash; so due diligence is required by the purchaser on obtaining city approvals and determining any future redevelopment. This property is sold as-is, where-is, giving you an opportunity to create the investment that is right for you. \*Some photos are virtually staged to show what the rooms would be like emptied out or furnished.