



**1823 38 Street SE**  
**Calgary, Alberta**

**MLS # A2302076**

**\$550,000**



<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	984 sq.ft.	<b>Age:</b>	1963 (63 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Heated Garage, Oversized		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Garden, Yard Lights		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	French Door, No Animal Home, Open Floorplan, Separate Entrance		

**Inclusions:** n/a

**MC-1 ZONED | FULL-SIZE LOT | SUITED BUNGALOW | PRIME REDEVELOPMENT OPPORTUNITY** Exceptional opportunity in the heart of Forest Lawn for builders, investors, and forward-thinking buyers. Located at 1823 38 Street SE, this full-size lot is already zoned MC-1, offering outstanding redevelopment potential in one of Calgary's rapidly evolving inner-city corridors with strong nearby infill and revitalization activity. Buyers are encouraged to verify future land-use and development possibilities directly with the City of Calgary. The existing bungalow provides immediate holding income or multi-generational living options while you plan your next project. The main floor features 3 bedrooms, 1 bathroom, separate laundry, a bright dining area, and a spacious living room filled with natural light. The lower level offers a self-contained 2 bedroom, 2 bathroom suited basement, creating flexible rental or extended family living potential. Outside, enjoy a fully fenced backyard and a double detached garage complete with a newer heater, adding functionality and tenant appeal. Ideally positioned just minutes from 17 Avenue SE / International Avenue, with quick access to transit, shopping, restaurants, schools, and major commuter routes including Deerfoot Trail. Whether you're looking to hold, rent, renovate, or redevelop, this is a rare chance to secure an income-producing property with long-term upside in a high-growth location.