



1820 38 Street SE
Calgary, Alberta

MLS # A2198531



\$729,000

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	945 sq.ft.	Age:	1958 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Standard, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

8 Units DP approved of this prime location, just moments from International Ave (17 Ave SE). With convenient access to transit and downtown, this property is a fantastic investment opportunity. The lot features a home with a illegal basement suite, offering immediate rental income or a solid foundation for future development. Whether you choose to buy and hold, renovate, or explore infill development, this property presents limitless possibilities. Don't miss your chance to turn this space into your next great project! Sold as is.