



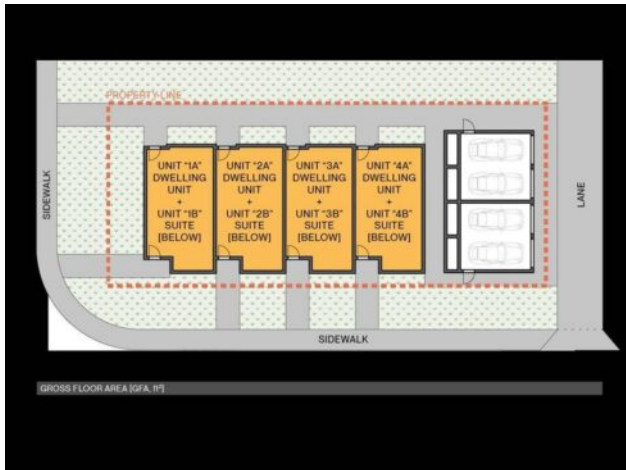
GRASSROOTS
REALTY GROUP

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901 38 Street SE
Calgary, Alberta

MLS # A2208968

\$600,000



Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,036 sq.ft.	Age:	1959 (66 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Corner Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: none

Hello Developers, Investors and Builders! This expansive 51.5' x 126' corner lot offers incredible potential for development. The site design allows for a corner row home layout featuring four main building units (2 stories, 3 bedrooms each) and four legal secondary suites (1 bedroom each), along with four single-car garages. The property is also eligible for H-GO rezoning, offering the option to build a 5+5 structure if desired. The current home includes 3 bedrooms and 1 bath on the upper floor, plus an illegal basement suite with 2 bedrooms and 1 bath, accessible via a separate back entrance. A double detached garage, driveway, and storage shed complete the property. The lot offers quick access to Memorial Drive and International Avenue, making it a prime location for development. Please note, the property is boarded up and ready for demolition. It is being sold as-is. Don't miss this incredible opportunity to build for rental income or resale!