# \$579,900 - 1826 38 Street Se, Calgary

MLS® #A2230160

## \$579,900

5 Bedroom, 1.00 Bathroom, 1,007 sqft Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

This well-located property sits just steps from bustling International Avenue, offering unmatched access to shops, dining, transit, and downtown. The home rests on a spacious lot and includes a separate basement 2 bed rooms illegal suiteâ€"ideal for extended family, tenants, or future redevelopment potential. Whether you're an investor searching for strong rental returns or a developer eyeing your next infill project, this property checks all the boxes. With strong upside and tons of flexibility, this is your chance to secure a smart investment in a rapidly evolving neighborhood. Property sold as-isâ€"bring your vision to life!



#### **Essential Information**

MLS® # A2230160 Price \$579,900

Bedrooms 5
Bathrooms 1.00
Full Baths 1

Square Footage 1,007 Acres 0.14

Year Built 1959

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active









Address 1826 38 Street Se

Subdivision Forest Lawn

City Calgary
County Calgary
Province Alberta
Postal Code T2B 0Z3

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

## Interior

Interior Features See Remarks
Appliances See Remarks

Heating Standard, Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other

Lot Description Back Yard, Level

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

## **Additional Information**

Date Listed June 16th, 2025

Days on Market 125
Zoning M-C1

## **Listing Details**

Listing Office RE/MAX Key

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