

1826 38 Street SE  
Calgary, Alberta

MLS # A2230160



**\$579,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Forest Lawn            |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bi-Level               |               |                   |
| <b>Size:</b>     | 1,007 sq.ft.           | <b>Age:</b>   | 1959 (66 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.14 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Yard, Level       |               |                   |

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

**Inclusions:** N/A

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 suite—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-is—bring your vision to life!