



THE
A-TEAM

**RE/MAX
FIRST**

901 38 Street, Calgary T2A 1G1

MLS®#: **A2123146**

Area: **Forest Lawn**

Listing Date: **04/15/24**

List Price: **\$679,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1959**
Lot Information
Lot Sz Ar: **6,479 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,052**
Low Sqft:
Ttl Sqft: **1,052**

DOM

34
Layout
Beds: **3 (3)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Corner Lot,Front Yard,Level,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Standard**
Sewer:
Ext Feat: **None**

Construction: **Concrete,Stucco,Wood Frame**
Flooring: **Hardwood,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Range,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **No Animal Home,Vinyl Windows,Wood Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	6`6" x 5`1"	Bedroom	Main	7`11" x 10`3"
Bedroom	Main	10`2" x 8`2"	Dining Room	Main	9`6" x 8`5"
Kitchen	Main	17`11" x 11`3"	Living Room	Main	13`10" x 20`4"
Bedroom - Primary	Main	9`11" x 14`1"			

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

R-C1

5299HK

Remarks

Pub Rmks:

Exceptional opportunity awaits INVESTORS AND BUILDERS within the prestigious CMHC MLI SELECT PROGRAM! Situated on a spacious 51' x 126' CORNER LOT with coveted R-C1 zoning, this property holds promise for lucrative returns and endless potential. With the option to rezone for a 4-plex featuring 4 legal suites in the basement for future development, or to utilize it as a rental property with separate accommodations, the possibilities abound. Nestled in a vibrant community, it offers unrivaled convenience with various amenities nearby, including shops, restaurants, schools, and rapid transit. Step into the inviting bungalow to explore its unique charm, featuring an illegal suite providing dual rental opportunities with private entrances. The main floor offers a cozy retreat for families, boasting spacious living areas, a well-appointed kitchen, and three generous bedrooms. Outside, the fully fenced backyard beckons for relaxation and gatherings, while the basement illegal suite provides additional space for rental income or extended family stays. Enjoy the added convenience of a double detached garage and mature landscaping, creating a tranquil oasis. With easy access to downtown and major routes, along with ongoing city redevelopment plans, this property offers a prime investment opportunity. Don't miss your chance to secure a foothold in one of the city's most desirable neighborhoods. Whether you're an investor, developer, or seeking your forever home, this property offers the ideal foundation for your aspirations.

Inclusions:

N/A

Property Listed By:

URBAN-REALTY.ca

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



