



THE
A-TEAM

**RE/MAX
FIRST**

1530 38 Avenue, Calgary T2T 2J9

MLS®#: **A2184750**

Area: **Altadore**

Listing Date: **01/22/25**

List Price: **\$999,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1954**

Lot Information

Lot Sz Ar: **6,243 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,241**

Low Sqft:

Ttl Sqft: **1,241**

DOM

10

Layout

Beds: **5 (3 2)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Corner Lot,Few Trees,Landscaped,Many Trees,See Remarks**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Stucco,Wood Frame,Wood Siding**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Other**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	7`9" x 8`4"
Bedroom	Main	12`0" x 12`4"
Kitchen	Main	12`0" x 14`11"
Bedroom - Primary	Main	15`5" x 12`3"
Bedroom	Basement	10`6" x 11`6"
Dining Room	Basement	12`10" x 5`9"
Laundry	Basement	8`3" x 11`9"
Furnace/Utility Room	Basement	13`3" x 14`11"

Room	Level	Dimensions
Bedroom	Main	11`7" x 9`7"
Dining Room	Main	12`4" x 10`4"
Living Room	Main	18`10" x 12`5"
3pc Bathroom	Basement	5`11" x 11`6"
Bedroom	Basement	13`0" x 9`3"
Kitchen	Basement	12`10" x 11`6"
Game Room	Basement	16`9" x 11`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

6394AW

Zoning:
R-CG

Remarks

Pub Rmks: **This is a rare opportunity to create your dream home in Altadore. Situated on a 62' x 100' lot at 1530 38 AVE SW, the property is across from one of Calgary's best - River Park! Build a 2 or 3 Storey here & imagine waking up to stunning panoramic views of River Park and the mountains. With R-CG zoning, this property presents the perfect opportunity to build townhomes, a duplex or your own large custom home. You'll enjoy direct access to green spaces, trails, and nearby community amenities. Marda Loop's vibrant atmosphere is yours to experience, all while savoring the tranquility of Calgary's amazing pathway system. Don't miss out on this incredible opportunity.**

Inclusions: **NA**
Property Listed By: **eXp Realty**

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





