



THE
A-TEAM

**RE/MAX
FIRST**

901 38 Street, Calgary T2A1G1

MLS®#: **A2185103**

Area: **Forest Lawn**

Listing Date: **01/03/25**

List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1959**

Finished Floor Area

Abv Sqft: **1,036**

Low Sqft:

Ttl Sqft: **1,036**

Lot Information

Lot Sz Ar: **6,479 sqft**

Lot Shape:

DOM

18

Layout

Beds: **1 (1)**

Baths: **1.0 (1 0)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,See Remarks**

Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **None**

Sewer:

Ext Feat: **Private Entrance**

Construction:

Concrete,Stucco,Wood Frame

Flooring:

See Remarks

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **None**

Int Feat: **See Remarks**

Utilities:

Room Information

Room
4pc Bathroom

Level
Main

Dimensions
6`6" x 5`1"

Room
Bedroom
Legal/Tax/Financial

Level
Main

Dimensions
10`2" x 8`2"

Title:
Fee Simple

Zoning:
R-CG

Legal Desc: 5299HK

Remarks

Pub Rmks: **Exceptional opportunity for Investor and Builders! Massive corner lot 51' X 126'. Site design of a corner row home design allows for 4 main building units (2 Story, 3 Bedrooms each) and 4 secondary legal suites (1 Bedroom Each) as well as two - 2 car garages. This lot is also eligible for H-GO rezoning if buyer is interested in building a 5 X 5. Quick access to Memorial Drive and International Avenue. Don't miss out on this incredible opportunity to develop for rent or for sale!**

Inclusions: N/A
Property Listed By: RE/MAX iRealty Innovations

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

