



THE
A-TEAM

**RE/MAX
FIRST**

901 38 Street, Calgary T2A1G1

MLS®#: **A2185103**

Area: **Forest Lawn**

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

List Price: **\$648,888**

Status: **Active**

County: **Calgary**

Change: **-\$51k, 01-Feb**

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: **1,036**
Low Sqft:
Ttl Sqft: **1,036**

DOM

50
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,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	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	6`6" x 5`1"	Bedroom	Main	10`2" x 8`2"
Bedroom - Primary	Main	9`11" x 14`1"	Bedroom	Main	7`11" x 10`3"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

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

