

**901 38 Street SE
Calgary, Alberta**

MLS # A2185103



\$699,900

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,036 sq.ft.	Age:	1959 (66 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, See Remarks		

Heating:	None	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

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!