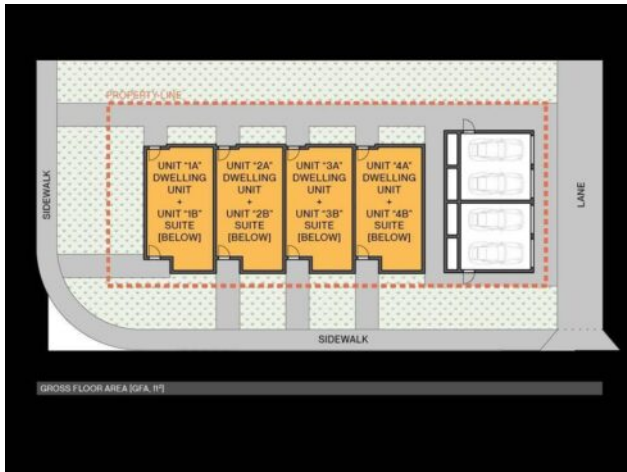


901 38 Street SE  
Calgary, Alberta

MLS # A2208968

**\$600,000**



<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,036 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

**Inclusions:** none

Hello Developers, Investors and Builders! This expansive 51.5' x 126' corner lot offers incredible potential for development. The site design allows for a corner row home layout featuring four main building units (2 stories, 3 bedrooms each) and four legal secondary suites (1 bedroom each), along with four single-car garages. The property is also eligible for H-GO rezoning, offering the option to build a 5+5 structure if desired. The current home includes 3 bedrooms and 1 bath on the upper floor, plus an illegal basement suite with 2 bedrooms and 1 bath, accessible via a separate back entrance. A double detached garage, driveway, and storage shed complete the property. The lot offers quick access to Memorial Drive and International Avenue, making it a prime location for development. Please note, the property is boarded up and ready for demolition. It is being sold as-is. Don't miss this incredible opportunity to build for rental income or resale!