

# \$579,900 - 1826 38 Street Se, Calgary

MLS® #A2230160

## \$579,900

3 Bedroom, 1.00 Bathroom, 1,007 sqft

Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

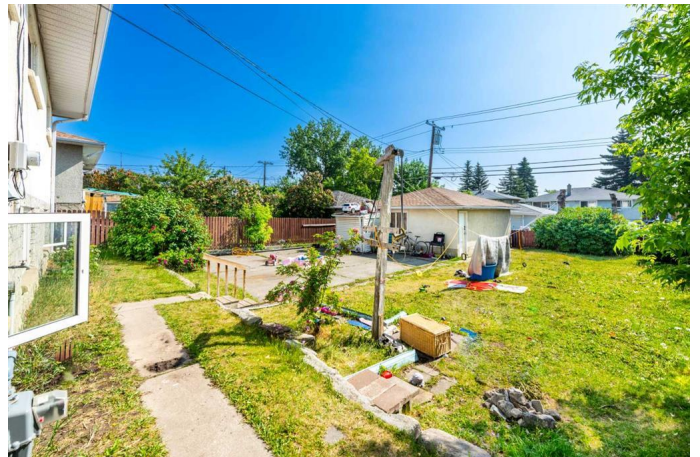
This well-located property sits just steps from bustling International Avenue, offering unmatched access to shops, dining, transit, and downtown. The home rests on a spacious lot and includes a separate basement illegal suite—ideal for extended family, tenants, or future redevelopment potential. Whether you're an investor searching for strong rental returns or a developer eyeing your next infill project, this property checks all the boxes. With strong upside and tons of flexibility, this is your chance to secure a smart investment in a rapidly evolving neighborhood. Property sold as-is—bring your vision to life!

Built in 1959

### Essential Information

MLS® #	A2230160
Price	\$579,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,007
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information



Address	1826 38 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 0Z3

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Standard
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Level
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	June 16th, 2025
Days on Market	26
Zoning	M-C1

### Listing Details

Listing Office	RE/MAX Key
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