

\$589,900 - 1501 39 Street Se, Calgary

MLS® #A2169147

\$589,900

5 Bedroom, 2.00 Bathroom, 867 sqft

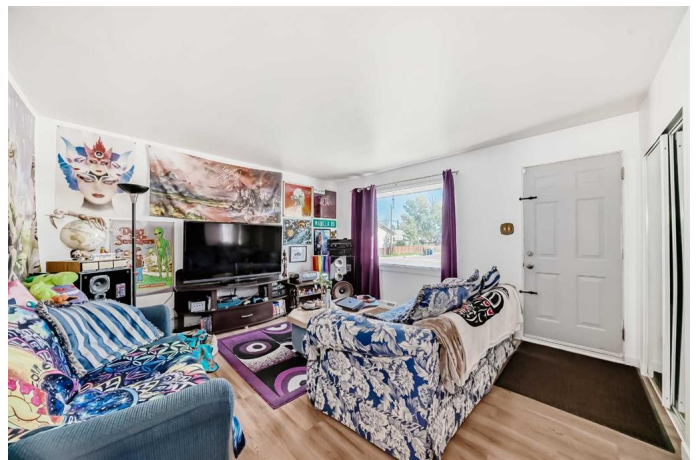
Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

AN INCREDIBLE OPPORTUNITY FOR Investors, Builders, and Developers! This is your AMAZING CHANCE to own a rare CORNER LOT with BACK LANE, measuring 50 x 126 FT, and zoned RC-G. Imagine the potential – you may build a 4-PLEX WITH LEGAL SUITES, creating a total of 8 UNITS, subject to approval and permitting by the City/Municipality. Location is key, a very big open Field adjacent to an Elementary School is in front of the house. This property is situated just 1 BLOCK FROM 17 AVE, placing you in the heart of a vibrant and sought-after area. The existing home is a charming bungalow with 3 bedrooms on the main level, 4 piece bathroom, offering comfortable living space. A separate side entrance leads to an illegal basement suite, providing additional 2 bedrooms, 3 piece bathroom, living space. Single detached garage and tons of street parking. Not ready to build right now? No problem, this property presents a fantastic opportunity to LIVE, RENT, AND HOLD, allowing you to generate rental income while you plan your development project. The potential for growth and return on investment is huge. Don't miss out on this exceptional opportunity to invest in a prime location with endless possibilities. Secure your future development project today!

Built in 1957

Essential Information



| | |
|----------------|-------------|
| MLS® # | A2169147 |
| Price | \$589,900 |
| Sold Price | \$599,700 |
| Bedrooms | 5 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 867 |
| Acres | 0.14 |
| Year Built | 1957 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Sold |

Community Information

| | |
|-------------|-------------------|
| Address | 1501 39 Street Se |
| Subdivision | Forest Lawn |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2A 1H8 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Single Garage Detached |

Interior

| | |
|-------------------|---|
| Interior Features | Laminate Counters |
| Appliances | Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Separate/Exterior Entry, Finished, Full, Suite |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Entrance |
| Lot Description | Back Lane, Back Yard, Corner Lot, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Stucco |

Foundation Poured Concrete

Additional Information

Date Listed September 27th, 2024
Date Sold October 10th, 2024
Days on Market 13
Zoning R-CG
HOA Fees 0.00

Listing Details

Listing Office Grand Realty

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