

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

MLS® #A2230160

**\$579,900**

5 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 2 bed rooms 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       | 5           |
| 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           | Standard, Forced Air |
| 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 | 140             |
| Zoning         | M-C1            |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | RE/MAX Key |
|----------------|------------|

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