

# \$600,000 - 1813 38 Street Se, Calgary

MLS® #A2259946

**\$600,000**

2 Bedroom, 1.00 Bathroom, 894 sqft

Residential on 0.13 Acres

Forest Lawn, Calgary, Alberta

Prime Inner-City Location | Massive Corner Lot  
| 100' x 120' | M-C1 Zoning

Unlock the full potential of this exceptional development opportunity with two adjoining properties sold together as a package. Situated on a high-exposure end corner

lot, this combined parcel offers 100 feet of frontage and 120 feet of depth, with access from three sides—ideal for a variety of future development options.

?? Zoned M-C1 (Multi-Residential “Contextual Low Profile”) This zoning supports a wide range of development scenarios including multi-family dwellings, townhomes, row housing, and more. Whether you’re a builder, investor, or visionary developer, this site offers maximum flexibility.

?? Development Options:

Build now and capitalize on the booming demand for multi-family housing.

Buy and hold while renting the properties as-is for immediate income.

Land bank for future appreciation and development when the time is right.

?? Key Highlights:

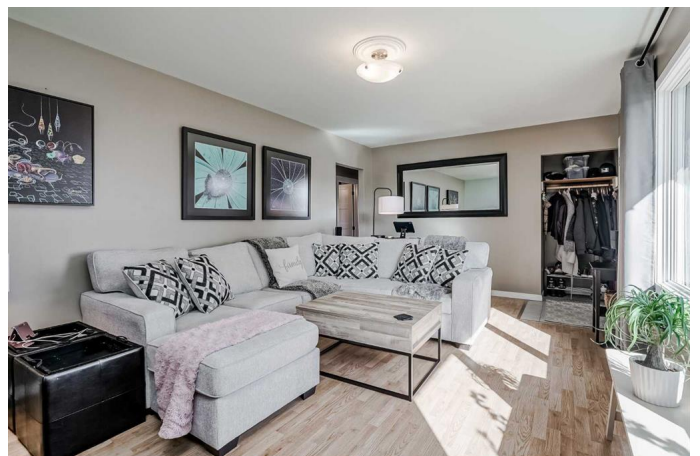
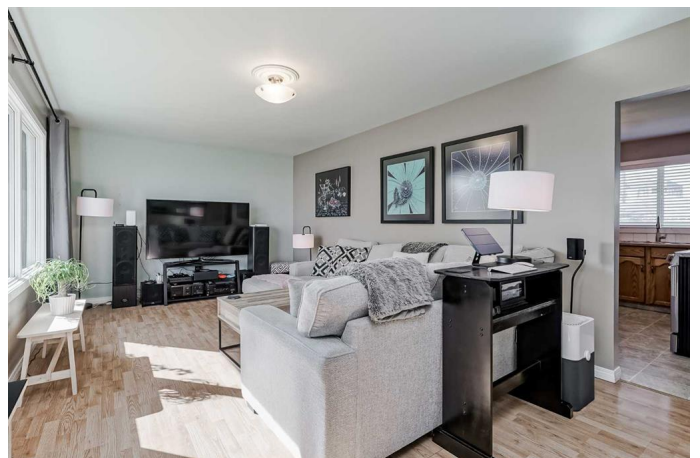
Combined lot size: 12,000 sq. ft. (approx.)

Corner exposure with excellent traffic and visibility

Triple access for optimal design and access flexibility

Existing homes can generate rental income immediately

Don’t miss your chance to secure a



high-potential inner-city land assembly in a soughtafter location. These types of properties are becoming increasingly rare

Built in 1961

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2259946    |
| Price          | \$600,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 894         |
| Acres          | 0.13        |
| Year Built     | 1961        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1813 38 Street Se |
| Subdivision | Forest Lawn       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2B 0Z4           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | No Animal Home                                                |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                    |
| Cooling           | Central Air                                                   |
| Fireplace         | Yes                                                           |

|                 |                |
|-----------------|----------------|
| # of Fireplaces | 1              |
| Fireplaces      | Wood Burning   |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior Features | Garden                                                                                      |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level |
| Roof              | Asphalt Shingle                                                                             |
| Construction      | Wood Frame                                                                                  |
| Foundation        | Poured Concrete                                                                             |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 13                |
| Zoning         | M-C1              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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