

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

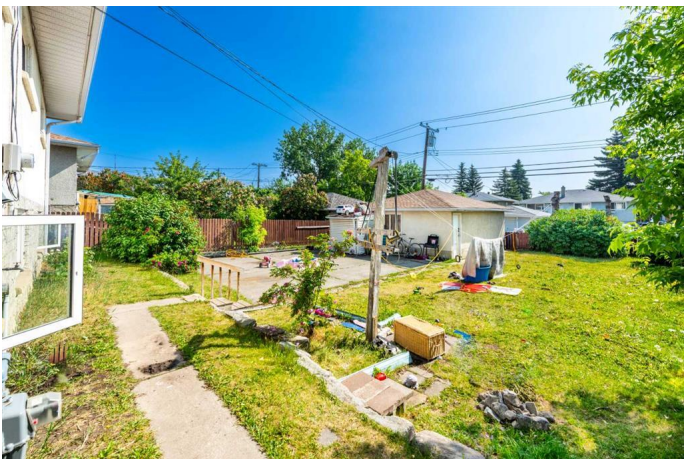
MLS® #A2230160

## \$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 | 86              |
| Zoning         | M-C1            |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.