

1827 39 Street SE  
Calgary, Alberta

MLS # A2278020



# \$625,000

|                  |                                                                       |               |                   |
|------------------|-----------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Forest Lawn                                                           |               |                   |
| <b>Type:</b>     | Residential/House                                                     |               |                   |
| <b>Style:</b>    | Bungalow                                                              |               |                   |
| <b>Size:</b>     | 1,063 sq.ft.                                                          | <b>Age:</b>   | 1958 (68 yrs old) |
| <b>Beds:</b>     | 5                                                                     | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Additional Parking, Alley Access, Parking Pad, Single Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                                             |               |                   |
| <b>Lot Feat:</b> | Landscaped                                                            |               |                   |

|                    |                                  |                   |      |
|--------------------|----------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                       | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Ceramic Tile, Hardwood, Laminate | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                             | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame                       | <b>Zoning:</b>    | M-C1 |
| <b>Foundation:</b> | Poured Concrete                  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Vinyl Windows                    |                   |      |

**Inclusions:** Electric Stove x2, Refrigerator x2, Dishwasher, Washer/Dryer.

**KEY INVESTMENT OPPORTUNITY!** This raised bungalow with a LEGAL basement suite is ideally located just steps from International Avenue (17 Ave SE), offering excellent access to transit, restaurants, and local services. Zoned MC-1, the property presents strong rental income today with future redevelopment potential including the opportunity to build up to 8-unit complex, as on similar nearby lots. The main floor features 3 bedrooms, a full bathroom, a spacious living room area, and a functional kitchen. The legal basement suite includes 2 bedrooms, kitchen, living space, and shared laundry. With the raised bungalow design, the lower level gets great light throughout. Both upper and lower units are tenant-occupied, generating immediate income while you plan updates or future permitting. A sunny west-facing backyard and single detached garage, all just minutes from downtown and major routes. A solid buy-and-hold, income-generating property in one of Calgary's most active investment corridors.