



# 1626 38 Street Calgary Alberta

\$990,000

Ideal development lot in a well located Rosscarrock location. 50ft by 120ft, FLAT MC-2 LOT that can be sold together with 1628 38th Street SW (6 plex) and with further lots running south. This is a sturdy bungalow that has a lot of potential as is with spacious rooms (3 BEDROOMS UP) and a large yard. Great location near the Westbrook LRT, other public transit, lots of shopping amenities, schools nearby and close to downtown. Do not miss this opportunity to LIVE here, BUILD here or CREATE A LARGER LAND ASSEMBLY with holding income. (id:6769)

Bedroom 8.50 Ft x 9.50 Ft  
 Bedroom 9.50 Ft x 9.50 Ft  
 3pc Bathroom 4.50 Ft x 8.00 Ft  
 Primary Bedroom 10.92 Ft x 10.83 Ft  
 Kitchen 8.50 Ft x 9.50 Ft

Bedroom 8.92 Ft x 10.00 Ft  
 Bedroom 8.50 Ft x 8.83 Ft  
 4pc Bathroom 4.50 Ft x 8.42 Ft  
 Living room 12.50 Ft x 9.83 Ft

Listing Presented By:



Originally Listed by:  
 CIR Realty

<http://www.peterrallios.com/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
 T2R 0B3

Phone: 403-969-0267  
 arobinson@cirrealty.ca