



## 1501 39 Street Calgary Alberta

\$589,900

AN INCREDIBLE OPPORTUNITY FOR Investors, Builders, and Developers! This is your AMAZING CHANCE to own a rare CORNER LOT with BACK LANE, measuring 50 x 126 FT, and zoned RC-G. Imagine the potential - may build a 4-PLEX WITH LEGAL SUITES, creating a total of 8 UNITS, subject to approval and permitting by the City/Municipality. Location is key, a very big open Field adjacent to an Elementary School is in front of the house. This property is situated just 1 BLOCK FROM 17 AVE, placing you in the heart of a vibrant and sought-after area. The existing home is a charming bungalow with 3 bedrooms on the main level, 4 piece bathroom, offering comfortable living space. A separate side entrance leads to an illegal basement suite, providing additional 2 bedrooms, 3 piece bathroom, living space. Single detached garage and tons of street parking. Not ready to build right now? No problem, this property presents a fantastic opportunity to LIVE, RENT, AND HOLD, allowing you to generate rental income while you plan your development project. The potential for growth and return on investment is huge. Don't miss out on this exceptional opportunity to invest in a prime location with endless possibilities. Secure your future development project today! (id:6769)

|   |                                    |
|---|------------------------------------|
| Furnace 9.33 Ft x 5.42 Ft                   | Other 14.67 Ft x 9.83 Ft           |
| Laundry room 14.25 Ft x 7.33 Ft             | Living room 13.92 Ft x 13.25 Ft    |
| Recreational, Games room 16.58 Ft x 8.00 Ft | Other 4.58 Ft x 3.08 Ft            |
| Dining room 9.25 Ft x 9.75 Ft               | Other 9.42 Ft x 4.67 Ft            |
| Kitchen 8.67 Ft x 8.58 Ft                   | 4pc Bathroom 9.83 Ft x 5.00 Ft     |
| Bedroom 11.17 Ft x 8.58 Ft                  | Bedroom 9.83 Ft x 8.00 Ft          |
| 3pc Bathroom 6.33 Ft x 5.50 Ft              | Bedroom 9.75 Ft x 10.83 Ft         |
| Bedroom 11.08 Ft x 8.50 Ft                  | Primary Bedroom 10.75 Ft x 9.83 Ft |

Listing Presented By:



Originally Listed by:  
Grand Realty



**Real Estate Professionals Inc.**

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