



GROSS FLOOR AREA [GFA, ft²]

901 38 Street Calgary Alberta

\$600,000

Hello Developers, Investors and Builders! This expansive 51.5' x 126' corner lot offers incredible potential for development. The site design allows for a corner row home layout featuring four main building units (2 stories, 3 bedrooms each) and four legal secondary suites (1 bedroom each), along with four single-car garages. The property is also eligible for H-GO rezoning, offering the option to build a 5+5 structure if desired. The current home includes 3 bedrooms and 1 bath on the upper floor, plus an illegal basement suite with 2 bedrooms and 1 bath, accessible via a separate back entrance. A double detached garage, driveway, and storage shed complete the property. The lot offers quick access to Memorial Drive and International Avenue, making it a prime location for development. Please note, the property is boarded up and ready for demolition. It is being sold as-is. Don't miss this incredible opportunity to build for rental income or resale! (id:6769)

3pc Bathroom Measurements not available

Bedroom 9.00 Ft x 10.00 Ft

Bedroom 11.00 Ft x 12.00 Ft

4pc Bathroom Measurements not available

Primary Bedroom 9.92 Ft x 14.09 Ft

Bedroom 8.17 Ft x 10.17 Ft

Bedroom 7.92 Ft x 10.25 Ft

Listing Presented By:



Originally Listed by:
Synterra Realty

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



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca