

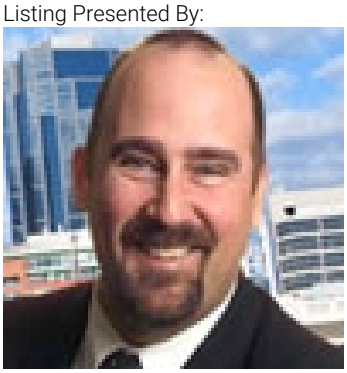
1735 38 Avenue Calgary Alberta

$1,295,000

Click brochure link for more details. ATTENTION BUILDERS, DEVELOPERS & INVESTORS! Rare redevelopment opportunities like this are becoming increasingly difficult to find in the heart of Altadore. Situated on an impressive 44' x 124.5' walk-out corner lot, this property is surrounded by luxury custom homes and high-end infill developments in one of Calgary's most sought-after inner-city communities. R-CG zoned and offering exceptional redevelopment potential, this 5,478 sq. ft. property presents an outstanding opportunity to build a luxury custom home, premium semi-detached infills, or a townhouse development, subject to City of Calgary approval. The desirable walk-out configuration and prominent corner location provide outstanding design flexibility and strong long-term value. The existing raised bungalow offers excellent holding income while redevelopment plans are finalized. The upper level features a bright 3-bedroom layout with hardwood flooring, large windows, a spacious kitchen, and a raised rear deck overlooking the private backyard. The lower level contains a 1-bedroom illegal suite. The property has generated approximately $3,145 per month for the main floor (legal) rental income, providing immediate cash flow for investors and developers. Ideally located just steps from Kiwanis Park and within walking distance to River Park, Marda Loop's restaurants, cafes, shopping, and everyday amenities, this property also offers quick access to downtown, Crowchild Trail, and major transportation routes. Whether you're looking to build, hold, or invest, this is a rare opportunity to secure a large walk-out corner redevelopment parcel in one of Calgary's strongest and most established luxury infill communities. Development concepts are for illustrative purposes only. All redevelopment is subject to City of Calgary approval, applicable zoning regulations, development perm...

Laundry room 10.25 Ft x 8.58 Ft
Recreational, Games room 15.67 Ft x 9.67 Ft
Kitchen 14.50 Ft x 11.83 Ft
Other 10.33 Ft x 7.92 Ft
Bedroom 13.92 Ft x 7.83 Ft
3pc Bathroom Measurements not available
Bedroom 11.50 Ft x 10.08 Ft
Bedroom 10.25 Ft x 13.17 Ft
Other 9.83 Ft x 4.00 Ft
Living room 18.75 Ft x 15.25 Ft
Dining room 10.58 Ft x 11.50 Ft
Kitchen 20.00 Ft x 10.08 Ft

Listing Presented By:



Originally Listed by:
Honestdoor Inc.

https://www.honestdoor.com/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Primary Bedroom 13.67 Ft x 13.25 Ft

4pc Bathroom 9.58 Ft x 6.50 Ft

Pantry 3.67 Ft x 3.67 Ft