



1827 39 Street Calgary Alberta

\$625,000

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. (id:6769)

Living room 13.33 Ft x 19.08 Ft

Kitchen 13.00 Ft x 9.92 Ft

Bedroom 13.00 Ft x 13.08 Ft

Bedroom 13.00 Ft x 7.67 Ft

2pc Bathroom 6.42 Ft x 5.08 Ft

Living room 13.33 Ft x 19.67 Ft

Kitchen 10.25 Ft x 14.50 Ft

Bedroom 10.25 Ft x 10.25 Ft

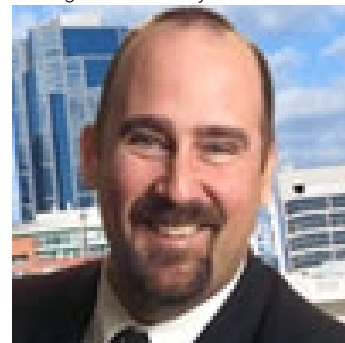
Bedroom 10.25 Ft x 11.92 Ft

Primary Bedroom 11.33 Ft x 13.17 Ft

4pc Bathroom 5.00 Ft x 5.67 Ft

Living room 13.33 Ft x 19.67 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Complete Realty

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RE/MAX Realty Professionals

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