$599,900 - 1316 38 Street Se, Calgary

MLS® #A2203298

$599,900

4 Bedroom, 2.00 Bathroom, 956 sqft
Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

Welcome to this beautifully updated home in the rapidly redeveloping community of Forest Lawn! Offering rental income potential of up to $3,700/month, this versatile property is perfect for homeowners looking to live upstairs and rent downstairs or for investors seeking strong cash flow. Sitting on a large lot with future multi-family development possibilities, this home presents an excellent opportunity in a thriving neighborhood. The main floor boasts a bright and inviting open-concept layout, where a stylish feature wall in the living area adds character and charm. The space flows seamlessly into the dining area and a modern kitchen equipped with sleek finishes and stainless steel appliances. Three spacious bedrooms provide comfortable living, including one with direct access to a large deckâ€"perfect for relaxing or entertaining. A beautifully updated 4-piece bathroom completes this level. Another separate rear entrance leads to the common laundry area and an income-generating illegal basement suite. The illegal basement suite features a generous living and dining area, a full kitchen, and a 4-piece bath. The large bedroom has the potential to be converted into two bedrooms, further maximizing rental income. Additional highlights include an oversized detached garage plus two extra parking spots in the back, with plenty of street parking available. Located in a community undergoing significant redevelopment, this home is close to top amenities, schools, shopping, dining,

and public transit, with easy access to downtown. With its strong rental potential, future redevelopment possibilities, and prime location, this property is a must-see! Book your showing today!

Built in 1958

Essential Information

MLS® #	A2203298
Price	$599,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	956
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1316 38 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 1G5

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street, Parking Pad
# of Garages	2

Interior

Interior Features	Closet Organizers, French Door, See Remarks, Separate Entrance, Storage
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Balcony, Other, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn, See Remarks, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 17th, 2025
Days on Market	101
Zoning	R-CG

Listing Details

| Listing Office | Real Broker |