

# \$699,000 - 1827 39 Street Se, Calgary

MLS® #A2214752

## \$699,000

5 Bedroom, 2.00 Bathroom, 1,063 sqft  
Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

**KEY INVESTMENT OPPORTUNITY!** This raised bungalow with a LEGAL basement suite is perfectly located just steps from International Avenue, offering incredible access to transit, restaurants, and local services. Zoned MC-1, this property offers great potential for future multi-family redevelopment—an ideal opportunity for investors and developers. The main floor features beautiful original hardwood floors, 3 bedrooms, a 4-piece bathroom, a spacious living room, dining area, and a functional kitchen. The west-facing backyard brings in sunlight all day and includes a single detached garage. Whether you're looking for a fantastic revenue property or a lot with redevelopment potential, this location offers easy access to downtown Calgary and public transit.

Built in 1958

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2214752  |
| Price          | \$699,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,063     |
| Acres          | 0.14      |
| Year Built     | 1958      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1827 39 Street Se |
| Subdivision | Forest Lawn       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2B 1A2           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Laminate Counters, See Remarks, Separate Entrance |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer        |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full                                    |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Landscaped      |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 12               |
| Zoning         | M-C1             |

### Listing Details



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