

\$1,399,900 - 1-6, 1608 38 Street Sw, Calgary

MLS® #A2256420

\$1,399,900

0 Bedroom, 0.00 Bathroom, 6,019 sqft

Multi-Family on 0.00 Acres

Rosscarrock, Calgary, Alberta

Sitting on a 8160sf M-C2 lot in desirable Rosscarrock. this well-maintained and solidly built concrete two-storey apartment features 6 Spacious units (5 x 2-bed, 1 x 1-bed, total 6020sf for 6 units!), generating approx. \$8,000/month in rental income. Highlights: Concrete foundation, 9-ft HIGH ceilings, and forced-air furnace in each unit; Front and rear entrances for both the building and each unit, adding security and convenience; Many upgrades over the past 10 years; Large unit layouts, rare for similar buildings; 6 back parking stalls; Excellent location: 1 block from 17th Ave, walk to LRT, Westbrook Mall, Killarney Rec Centre & restaurants. Some cosmetic updates could boost rental potential even further. A rare investment opportunity in one of Calgary's most accessible inner-city neighborhoods!

Built in 1961

Essential Information

MLS® #	A2256420
Price	\$1,399,900
Bathrooms	0.00
Square Footage	6,019
Acres	0.00
Year Built	1961
Type	Multi-Family
Sub-Type	Apartment



Status Active

Community Information

Address 1-6, 1608 38 Street Sw
Subdivision Rosscarrock
City Calgary
County Calgary
Province Alberta
Postal Code t3c 1t7

Amenities

Parking Spaces 6

Interior

of Stories 2

Additional Information

Date Listed September 17th, 2025
Days on Market 15
Zoning M-C2

Listing Details

Listing Office Classic Property Management & Realty Ltd

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.