

\$600,000 - 1813 38 Street Se, Calgary

MLS® #A2259946

\$600,000

2 Bedroom, 1.00 Bathroom, 894 sqft

Residential on 0.13 Acres

Forest Lawn, Calgary, Alberta

Prime Inner-City Location | Massive Corner Lot
| 100' x 120' | M-C1 Zoning

Unlock the full potential of this exceptional development opportunity with two adjoining properties sold together as a package. Situated on a high-exposure end corner

lot, this combined parcel offers 100 feet of frontage and 120 feet of depth, with access from three sides—ideal for a variety of future development options.

?? Zoned M-C1 (Multi-Residential “Contextual Low Profile”) This zoning supports a wide range of development scenarios including multi-family dwellings, townhomes, row housing, and more. Whether you’re a builder, investor, or visionary developer, this site offers maximum flexibility.

?? Development Options:

Build now and capitalize on the booming demand for multi-family housing.

Buy and hold while renting the properties as-is for immediate income.

Land bank for future appreciation and development when the time is right.

?? Key Highlights:

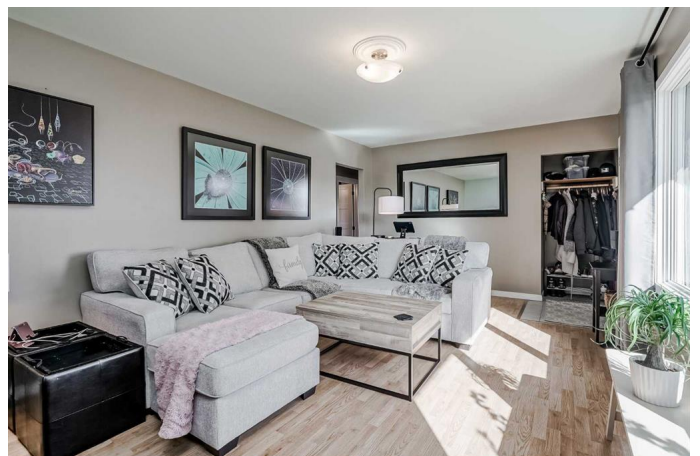
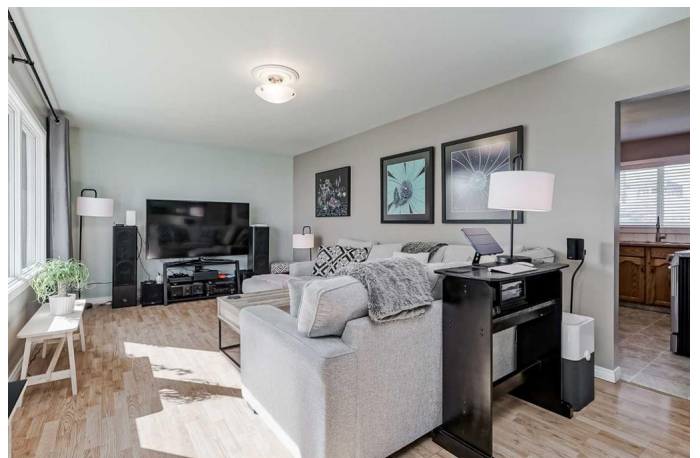
Combined lot size: 12,000 sq. ft. (approx.)

Corner exposure with excellent traffic and visibility

Triple access for optimal design and access flexibility

Existing homes can generate rental income immediately

Don’t miss your chance to secure a



high-potential inner-city land assembly in a soughtafter location. These types of properties are becoming increasingly rare

Built in 1961

Essential Information

MLS® #	A2259946
Price	\$600,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	894
Acres	0.13
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1813 38 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 0Z4

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	No Animal Home
Appliances	Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2025
Days on Market	29
Zoning	M-C1

Listing Details

Listing Office	eXp Realty
----------------	------------

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.