

# \$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
Zoning	M-C1

### **Listing Details**

Listing Office	RE/MAX First
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