

# \$599,900 - 1316 38 Street Se, Calgary

MLS® #A2203298

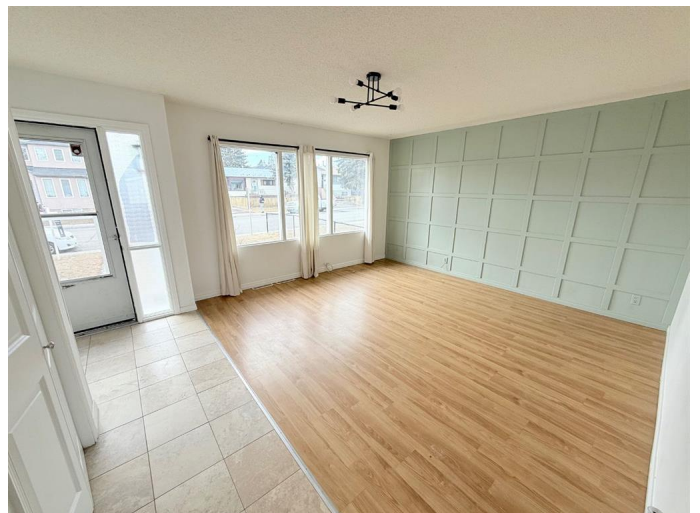
**\$599,900**

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 deck—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 | 43               |
| Zoning         | R-CG             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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.