\$610,000 - 1139 39 Street Se, Calgary

MLS® #A2214040

\$610,000

6 Bedroom, 1.00 Bathroom, 821 sqft Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

INVESTOR ALERT! This corner lot is RC-G zoned which allows for construction of a four unit town home with four separate legal basement suites (subject to approvals and permitting by the city). The property currently includes a raised bungalow with separate entrance to an illegal suite which offers a great revenue generating opportunity. The home boasts laminate flooring throughout the main floor, three bedrooms up a four piece bath, spacious living room and eat in kitchen. The basement suite has its own front lower entry and includes a kitchen, living, four piece bath and two more bedrooms down. This property boasts a double detached garage and parking for up to four cars. Updated shingles on the roof and the home. The large lot also has alley access. Tenant rights apply.



Essential Information

MLS® # A2214040

Price \$610,000

Bedrooms 6

Bathrooms 1.00

Full Baths 1

Square Footage 821

Acres 0.14 Year Built 1958

Type Residential







Sub-Type Detached Style Bungalow Status Active

Community Information

Address 1139 39 Street Se

Subdivision Forest Lawn

City Calgary County Calgary Province Alberta Postal Code T2A 1H4

Amenities

Parking Spaces 4

Parking Double Garage Detached, Driveway

2 # of Garages

Interior

Interior Features Ceiling Fan(s), Laminate Counters, Separate Entrance

Dryer, Electric Stove, Washer Appliances

Heating Forced Air, Natural Gas

Cooling None Has Basement Yes

Basement Exterior Entry, Full, Suite

Exterior

Exterior Features Balcony, Lighting

Lot Description Back Lane, Back Yard, Corner Lot, Lawn, Low Maintenance Landscape,

Rectangular Lot

Roof Asphalt Shingle

Construction Stucco, Vinyl Siding

Foundation **Poured Concrete**

Additional Information

Date Listed April 22nd, 2025

Days on Market 6

R-CG

Zoning

Listing Details

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