



\$ 590,000.00

## 913 38 STREET SW CALGARY

<https://paulbrinton.com>

ATTENTION BUILDERS, DEVELOPERS AND INVESTORS - OPPORTUNITY KNOCKS IN ROSSCARROCK!!! NEW INFILLS AND DUPLEXES ALREADY IN EXISTENCE - GET IN WHILE YOU CAN STILL GET LAND!! This SUPER WALKABLE home rests on the original (and impressive) 50ft x 124ft lot with a west facing back yard and MC-1 ZONING. Find...

- 3 beds
- 2 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1160209

**Type:** Detached

**Bedrooms:** 3

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-23 00:26:16

**Bathrooms:** 2

**Bedrooms Above Grade:** 2

**Date added:** 11/11/21

**Lot size:** 6243 sq ft

**Year built:** 1949

**Parking:** Heated Garage, Off Street, Oversized, Single Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Flooring:** See Remarks

**Exterior Features:** Private Entrance, Private Yard

**District:** CAL Zone W

**Inclusions:** Fridge x 2, Stove x 2, Washer/Dryer Stacked x 2, Dishwasher x 2, Shed in back yard, Shed by garage

**Lot Features:** Back Lane, Lawn, Private, Rectangular Lot

**Heating Type:** In Floor, Forced Air, Hot Water

**Total Parking:** 3

**Community Features:** Schools Nearby, Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** See Remarks

**Roof Type:** Asphalt Shingle

## PROPERTY INFORMATION



**Basement:** Finished, Full, Separate/Exterior  
**Levels:** One  
Entry

**Laundry features:** Lower Level, Main  
Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 4

**Suite:** Suite - Illegal

**Frontage Metres:** 15.24M 50`0"

**Living Area SF:** 712.92

**Structure Type:** House

**Outbuildings:** Shed

**Zoning:** M-C1

**List Price Square Foot:** \$ 827.58

**Photo Count:** 18

**Construction Materials:** Stucco,Wood  
Frame,Wood Siding

**Foundation:** Poured Concrete

**Appliances:**

Dishwasher,Refrigerator,Stove(s),Washer/Dryer  
Stacked

**Subdivision Name:** Rosscarrock

**Lot Size Acres:** 0.14

**Restrictions:** None Known

