

# \$591,000 - 1139 39 Street Se, Calgary

MLS® #A2214040

**\$591,000**

6 Bedroom, 1.00 Bathroom, 821 sqft

Residential on 0.14 Acres

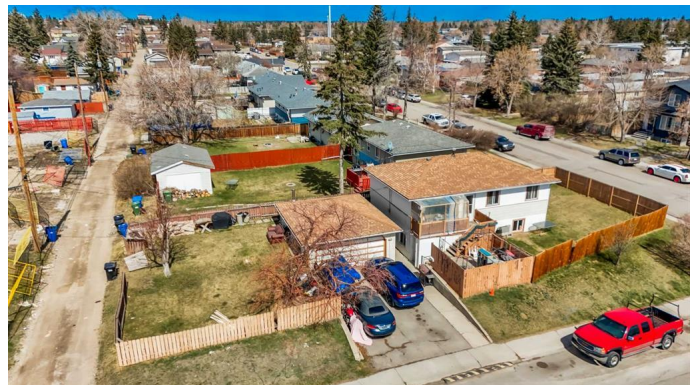
Forest Lawn, Calgary, Alberta

**\*\*\*PRICE REDUCTION\*\*\* 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.

Built in 1958

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2214040    |
| Price          | \$591,000   |
| 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 |
| # of Garages   | 2                                |

### Interior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, Separate Entrance |
| Appliances        | Dryer, Electric Stove, Washer                        |
| 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 | 8                |
| Zoning         | R-CG             |

### Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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