

\$929,000 - 1435 38 Street Sw, Calgary

MLS® #A2213425

\$929,000

6 Bedroom, 5.00 Bathroom, 3,532 sqft

Residential on 0.14 Acres

Rosscarrock, Calgary, Alberta

ATTENTION DEVELOPERS & INVESTORS**
50 FT FRONTAGE!! 125 FT DEPTH!! Prime Investment opportunity and/or holding property for future redevelopment! Welcome to 1435 38 Street SW in the heart of Rosscarrock. This side by side duplex, currently with 2 with rental units, is located on a quiet street within walking distance to schools, parks, Westbrook Mall shopping, Shaganappi Golf Course, the C-Train and much more. The main levels on each side have spacious living/dining areas, 2 bedrooms, full 4pc bath and bright kitchens. The lower levels, which have direct access entrances, are partially finished each with a bathroom, and bedrooms (no egress windows), recreation areas and laundry. This property also features a west facing backyard and each side has an alley access parking pad, and half of the shared double garage. Excellent Location. Don't miss out on this fantastic opportunity to own a revenue generating property or hold for future redevelopment. Book your showing today!

Built in 1961

Essential Information

MLS® #	A2213425
Price	\$929,000
Bedrooms	6
Bathrooms	5.00
Full Baths	3



Half Baths	2
Square Footage	3,532
Acres	0.14
Year Built	1961
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	1435 38 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1T6

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Attached, Parking Pad
# of Garages	2

Interior

Interior Features	Natural Woodwork
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, City Lot, Few Trees
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 23rd, 2025
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Days on Market	10
Zoning	R-CG

Listing Details

Listing Office	Greater Calgary Real Estate
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