

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

MLS® #A2214040

**\$591,000**

6 Bedroom, 1.00 Bathroom, 821 sqft

Residential on 0.14 Acres

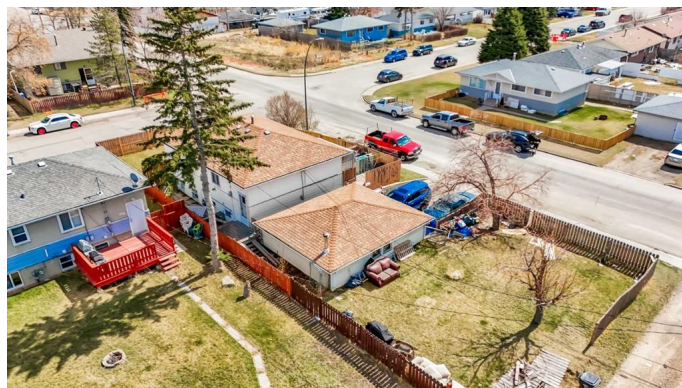
Forest Lawn, Calgary, Alberta

**\*\*\*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	9
Zoning	R-CG

### Listing Details

Listing Office	2% Realty
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