

# \$469,900 - 916 38 Street Se, Calgary

MLS® #A2257370

**\$469,900**

5 Bedroom, 2.00 Bathroom, 1,254 sqft  
Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

50 x 125.88 LOT, RCG ZONING, 5 BDRM BUNGALOW WITH A 2 BDRM ILLEGAL SUITE DOWNSTAIRS. NEW ROOF, NEW HOT WATER TANK 2024, IT APPEARS TO BE ALL COPPER PLUMBING. 3 BDRMS UP, HARD WOOD FLOORING ON THE MAIN, SUN ROOM IN THE BACK WITH THE WASHER AND DRYER. CONCRETE PATIO, DBL DETACHED GARAGE. LEVEL LOT, LAWN, FENCED, EXTRA PARKING IN THE FRONT AND BACK. GOOD SQ FTGE IN THE HOME, OVER 1253 SQ FT, PERFECT FOR INVESTOR AND OR RENOVATOR. DON'T MISS THIS OPPORTUNITY. R-CG zoning in Calgary allows for a variety of housing types, including rowhouses and duplexes, promoting more diverse and efficient land use in residential areas.

Built in 1961

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2257370    |
| Price          | \$469,900   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,254       |
| Acres          | 0.14        |
| Year Built     | 1961        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Active   |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 916 38 Street Se |
| Subdivision | Forest Lawn      |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2A1G2           |

### Amenities

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Parking Spaces | 4                                                                     |
| Parking        | Alley Access, Double Garage Detached, Parking Pad, Additional Parking |
| # of Garages   | 2                                                                     |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | See Remarks                                                              |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                  |
| Cooling           | None                                                                     |
| Fireplace         | Yes                                                                      |
| # of Fireplaces   | 2                                                                        |
| Fireplaces        | Decorative, None, See Remarks                                            |
| Has Basement      | Yes                                                                      |
| Basement          | Finished, Full                                                           |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Private Yard                            |
| Lot Description   | Back Lane, Back Yard, Level, Lawn       |
| Roof              | Asphalt Shingle                         |
| Construction      | Wood Frame, Wood Siding                 |
| Foundation        | Poured Concrete, Combination, ICF Block |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 27th, 2025 |
| Days on Market | 24                   |

Zoning

R-CG

Listing Details

Listing Office

One Percent Realty

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