# 1117 38 Street SE

Calgary | Active | MLS® A2359577

**$495,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **5** | **2** | **1959** | **959.14 sq. ft.** |

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**403-830-5152 | tiwana@maltiwana.ca**

Listed by RE/MAX House of Real Estate

# A closer look

REGISTERED LEGAL BASEMENT SUITE | $3,250 MONTHLY RENTAL INCOME | 50' × 126' LOT | 5 BEDROOMS | SINGLE DETACHED GARAGE. An excellent opportunity to own an established revenue property in Forest Lawn, a community experiencing ongoing redevelopment and new residential construction. Situated on a generous 6,298 sq. ft. lot, this property offers immediate rental income, important mechanical upgrades, and long-term investment potential. Whether you're expanding your investment portfolio or looking for a home where rental income can help offset your mortgage, this property offers flexibility and value. THE MAIN LEVEL features 3 bedrooms, a 4-piece bathroom, a spacious living room with a distinctive bay window, a dining area, and a kitchen with original cabinetry. Ceiling fans provide additional comfort. THE REGISTERED LEGAL BASEMENT SUITE, recently renovated, offers 2 bedrooms, a 4-piece bathroom, a comfortable living room, dining area, and an updated kitchen with newer cabinetry and appliances. A shared laundry area with washer and dryer serves both residences. IMPORTANT IMPROVEMENTS include a furnace and upgraded electrical panel in 2020, roof replacement in 2016, and windows replaced in 1995. Additional features include 220V electrical service, a sump pump, and a single detached garage. ESTABLISHED RENTAL INCOME: The main level currently rents for $1,900 per month, while the legal basement suite generates $1,350 per month, providing a combined $3,250 monthly or $39,000 annually, including utilities. Both residences are occupied by tenants on month-to-month agreements who would prefer to remain, making this an attractive opportunity for investors seeking an income-producing property with existing tenants. Future owner-occupancy options are subject to applicable tenancy requirements. LOCATION & FUTURE POTENTIAL: Located in the established community of Forest Lawn, this property offers convenient access to schools, parks, grocery stores, restaurants, shopping, and the diverse amenities along International Avenue. Public transit, including MAX Purple rapid bus service, provides convenient connections toward downtown Calgary. The substantial 50' × 126' lot, combined with ongoing residential redevelopment in the surrounding area, adds further appeal for buyers considering long-term investment opportunities. TWO RESIDENCES, ONE PROPERTY, MULTIPLE POSSIBILITIES! Collect rental income from both levels or explore the opportunity to live in one residence while renting the other. A versatile investment in an evolving Calgary community!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2359577 |
| **Bedrooms** | 5 |
| **Bathrooms** | 2 |
| **Year Built** | 1959 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Detached |

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|---|---|
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | Yes |
| **Num Legal Suites:** | 1 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | Bungalow |
| **Total Living Area:** | 959.14 sq. ft. |
| **Main Level Finished Area:** | 959.14 sq. ft. |
| **Below Grade Finished Area:** | 801.2 sq. ft. |
| **Acreage:** | No |
| **Lot Area:** | 6,296 sq. ft. |
| **Lot Frontage:** | 50'1½" |
| **Front Exposure:** | East |
| **Unit Exposure:** | East |
| **Levels:** | One |
| **Total Rooms Above Grade:** | 6 |
| **Year built:** | 1959 (Age: 67) |
| **Bedrooms:** | 5 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 3 |
| **Bedrooms Below Grade:** | 2 |
| **Bathrooms:** | 2.0 (Full:2, Half:0) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 725HB |
| **Heating:** | Forced Air, Natural Gas |
| **Basement:** | Full, Finished, Separate/Exterior Entry, Walk Up |

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|---|---|
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Vinyl Siding, Wood Frame |
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | No |
| **Flooring:** | Carpet, Laminate, Linoleum |
| **Cooling:** | None |
| **Fireplaces:** | 0 |
| **Garage:** | Yes |
| **Garage Spaces:** | 1 |
| **Parking:** | Single Garage Detached |
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |
| **Laundry Features:** | Common Area, In Basement, Laundry Room, Lower Level, See Remarks |
| **City Quadrant:** | Southeast |
| **Community:** | Forest Lawn |
| **Appliances:** | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| **Inclusions:** | Each Suite has a set of Stove, Refrigerator and diswasher |
| **Restrictions:** | None Known |
| **Main Floor** | Entrance · 3'6" × 3'4" · |
| **Main Floor** | Living Room · 14'11" × 13'11" · |
| **Main Floor** | Dining Room · 11' × 6'11" · |
| **Main Floor** | Kitchen · 8'10" × 7'4" · |
| **Main Floor** | Entrance · 3'6" × 3'4" · |
| **Main Floor** | Bedroom - Primary · 11'8" × 10'2" · |

| | |
|---|---|
| **Main Floor** | Bedroom · 11'5" × 9'4" · |
| **Main Floor** | Bedroom · 10'3" × 8'2" · |
| **Lower Level** | Living Room · 15'6" × 10'11" · |
| **Lower Level** | Dining Room · 8'11" × 8'9" · |
| **Lower Level** | Kitchen · 11'7" × 9'11" · |
| **Lower Level** | Bedroom · 12'9" × 7'11" · |
| **Lower Level** | Bedroom · 12'8" × 9'7" · |
| **Lower Level** | Laundry · 7'4" × 5'6" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Playground, Schools Nearby, Shopping Nearby, Sidewalks |
| **Interior Features:** | No Animal Home, Separate Entrance |
| **Exterior Features:** | Storage |
| **Patio And Porch Features:** | Rear Porch |
| **Lot Features:** | Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn, Rectangular Lot |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Partial |
| **Region:** | Calgary |
| **Zone:** | CAL Zone E |
| **Zoning:** | R-C2 |
| **Listed Date:** | Nov 19, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1117-38-street-se-calgary-a2359577/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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