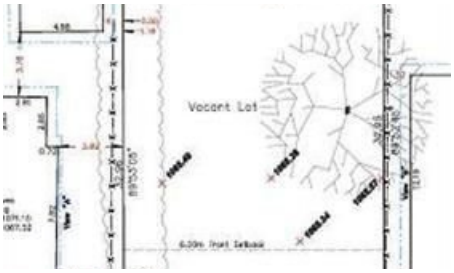
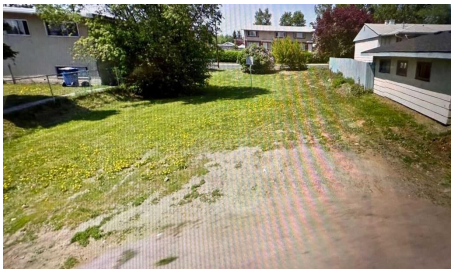
1336 36 Street SE

Calgary | Active | MLS® A2314044

$519,000









Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Easy List Realty

A closer look

*** For more information, please click the "More Information" button. ***
BUILD-READY H-GO LOT - ZONING ALREADY IN PLACE. Skip the rezoning process. This flat, vacant 50 ft x 108 ft lot (5,403 sq ft) in Forest Lawn is zoned H-GO (Housing - Grade-Oriented), one of Calgary's highest-intensity grade-oriented districts. H-GO allows rowhouses and townhomes with secondary and backyard suites, up to 12 m (about 3 storeys), a 1.5 FAR (roughly 8,100 sq ft of buildable floor area) and only 0.5 parking stalls per unit and suite. A Development Permit site survey has already been completed. Forest Lawn is one of Calgary's fastest-redeveloping inner-city areas, with new infill rowhouses, multi-unit projects with approved permits, and large new townhome communities nearby. Steps to International Avenue (17 Ave SE) shops, restaurants and transit, with rear lane access and quick access to Deerfoot and Stoney Trail. Ideal for builders, developers and investors. Listing contains a rendering photo.

Property details

Status	Active
Prop. Type	Land
MLS® Num	A2314044
Property Type:	Land
Property Sub Type:	Residential Land
Condo Type:	Not a Condo
Transaction Type:	For Sale
Lot Area:	5,403 sq. ft.
Lot Frontage:	50'
Bathrooms:	- (Full:-, Half:-)
Plan:	2700AH
Ensuite:	No
Garage:	No
City Quadrant:	Southeast
Community:	Forest Lawn
Inclusions:	n/a
Restrictions:	None Known

Title to Land:	Fee Simple
Community Features:	Park, Playground, Sidewalks, Street Lights
Lot Features:	Back Lane
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone E
Zoning:	H-GO
Listed Date:	May 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1336-36-street-se-calgary-a2314044/

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

Data was last updated November 23, 2026 at 04:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.