1735 38 Avenue SW

Calgary | Active | MLS® A2330795

$1,295,000









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1957**	**1,412.6 sq. ft.**

Your next move starts with a conversation.

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Listed by Honestdoor Inc.

A closer look

Click brochure link for more details. ATTENTION BUILDERS, DEVELOPERS & INVESTORS! Rare redevelopment opportunities like this are becoming increasingly difficult to find in the heart of Altadore. Situated on an impressive 44’ x 124.5’ walk-out corner lot, this property is surrounded by luxury custom homes and high-end infill developments in one of Calgary’s most sought-after inner-city communities. R-CG zoned and offering exceptional redevelopment potential, this 5,478 sq. ft. property presents an outstanding opportunity to build a luxury custom home, premium semi-detached infills, or a townhouse development, subject to City of Calgary approval. The desirable walk-out configuration and prominent corner location provide outstanding design flexibility and strong long-term value. The existing raised bungalow offers excellent holding income while redevelopment plans are finalized. The upper level features a bright 3-bedroom layout with hardwood flooring, large windows, a spacious kitchen, and a raised rear deck overlooking the private backyard. The lower level contains a 1-bedroom illegal suite. The property has generated approximately $3,145 per month for the main floor (legal) rental income, providing immediate cash flow for investors and developers. Ideally located just steps from Kiwanis Park and within walking distance to River Park, Marda Loop’s restaurants, cafés, shopping, and everyday amenities, this property also offers quick access to downtown, Crowchild Trail, and major transportation routes. Whether you’re looking to build, hold, or invest, this is a rare opportunity to secure a large walk-out corner redevelopment parcel in one of Calgary’s strongest and most established luxury infill communities. Development concepts are for illustrative purposes only. All redevelopment is subject to City of Calgary approval, applicable zoning regulations, development permits, and building permits.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2330795
Bedrooms	4
Bathrooms	2
Year Built	1957
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1

Home Style:	Bungalow
Total Living Area:	1,412.6 sq. ft.
Acreage:	No
Lot Area:	5,468 sq. ft.
Lot Frontage:	44'
Front Exposure:	North
Levels:	One
Total Rooms Above Grade:	6
Year built:	1957 (Age: 69)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	6405GL
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Hardwood, Tile
Cooling:	None

Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement
City Quadrant:	Southwest
Community:	Altadore
Appliances:	See Remarks
Inclusions:	Contact Seller Directly
Restrictions:	See Remarks
Main Floor	Bedroom - Primary · 13'8" × 13'3" ·
Main Floor	Bedroom · 11'6" × 10'1" ·
Main Floor	Bedroom · 13'2" × 10'3" ·
Main Floor	Entrance · 9'10" × 4' ·
Main Floor	Living Room · 18'9" × 15'3" ·
Main Floor	Dining Room · 11'6" × 10'7" ·
Main Floor	Kitchen · 20' × 10'1" ·
Main Floor	Pantry · 3'8" × 3'8" ·
Basement	Laundry · 10'3" × 8'7" ·
Basement	Game Room · 15'8" × 9'8" ·
Basement	Kitchen · 14'6" × 11'10" ·
Basement	Mud Room · 10'4" × 7'11" ·
Basement	Bedroom · 13'11" × 7'10" ·
Title to Land:	Fee Simple

Community Features:	Golf, Playground, Schools Nearby, Shopping Nearby
Interior Features:	See Remarks
Exterior Features:	Dog Run
Patio And Porch Features:	Deck, Front Porch, Patio
Lot Features:	Back Lane, Corner Lot, Landscaped
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Jul 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1735-38-avenue-sw-calgary-a2330795/

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