2615/2613 39 Street SE

Calgary | Active | MLS® A2341560

$809,900









Bedrooms	Bathrooms	Year Built	Living area
10	**5**	**1970**	**3,241.94 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX First

A closer look

A rare FULL DUPLEX OPPORTUNITY with exceptional flexibility, multiple (FOUR) existing living spaces and incredible potential for an investor, multi-generational household, or owner looking to offset their mortgage with rental income. Offering over 3200sf above grade between both sides, this unique property provides a variety of possibilities both now and in the future.

One side features a spacious 1760sf TWO STOREY HOME WITH FULLY DEVELOPED BASEMENT. Keep the home as one large residence, live here while generating income from the neighbouring units, or explore the potential to create an additional basement suite with its own separate entrance (subject to city requirements). The two storey side does require some TLC, but its size and layout offer an excellent opportunity to renovate and add value.

The adjoining 1450sf BUNGALOW adds even more versatility. Its lower level already includes an EXISTING 1-BEDROOM LEGAL SUITE, along with an ADDITIONAL STUDIO STYLE LIVING SPACE with a kitchenette. The bungalow also benefits from an existing SEPARATE SIDE ENTRANCE, helping provide privacy and independence between living areas.

For an investor with vision, the property offers the potential for UP TO FIVE SELF-CONTAINED LIVING SPACES across the entire duplex (subject to city requirements). Alternatively, occupy one side and rent the other, accommodate extended family while maintaining separate spaces, or simply hold the property as a substantial full-duplex rental.

Outside, the property is already well designed for multiple households. The backyards are SEPARATELY FENCES, each with its own access to the EXPANSIVE REAR PARKING PAD spanning the width of the property. There is also significant potential to further develop the parking area with up to two garages or one oversized garage.

Big properties create big possibilities, and this one offers a combination of space, existing rental infrastructure and future value-add potential that is difficult to find. Whether your vision is a multi-unit investment, mortgage-helper setup, multi-generational property or renovation project, there is plenty here to work with.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2341560
Bedrooms	10
Bathrooms	5
Year Built	1970
Property Type:	Residential

Property Sub Type:	Full Duplex
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	1
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	3,241.94 sq. ft.
Lot Area:	6,296 sq. ft.
Lot Frontage:	164'
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	13
Year built:	1970 (Age: 56)
Bedrooms:	10 (Above Grd: 6)
Bedrooms Above Grade:	6
Bedrooms On Main:	3
Bedrooms Below Grade:	4
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	0
Plan:	7011JK
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Stucco, Wood Frame, Wood Siding
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	No
Parking:	Off Street, Parking Pad
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Multiple Locations
City Quadrant:	Southeast
Community:	Forest Lawn
Appliances:	Dishwasher, Electric Oven, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	Refrigerator x 3, Oven x 3, Washer/Dryer x 2, Dishwasher x 1
Restrictions:	Airspace Restriction
Main Floor	Kitchen · 8' × 8' ·
Main Floor	Dining Room · 9'9" × 7'5" ·
Main Floor	Living Room · 18'1" × 12'1" ·
Main Floor	Laundry · 7'9" × 7' ·
Main Floor	Bedroom · 11'9" × 11' ·
Main Floor	Bedroom · 11'8" × 8'1" ·
Main Floor	Bedroom · 10'1" × 8'1" ·

Main Floor	Living Room · 18'7" × 11'10" ·
Main Floor	Kitchen · 8'6" × 7'11" ·
Main Floor	Foyer · 9'4" × 6'11" ·
Main Floor	Dining Room · 11'4" × 10'1" ·
Upper Level	Bedroom · 10'5" × 8'1" ·
Upper Level	Bedroom · 11'9" × 10'1" ·
Upper Level	Bedroom - Primary · 18'8" × 11'7" ·
Basement	Bedroom · 10'7" × 8'8" ·
Basement	Bedroom · 10'9" × 8'8" ·
Basement	Bedroom · 10'11" × 8'8" ·
Basement	Den · 10'11" × 8'10" ·
Basement	Furnace/Utility Room · 4'8" × 3'11" ·
Suite	Kitchen · 7'5" × 5'9" ·
Suite	Game Room · 23'1" × 12'4" ·
Suite	Furnace/Utility Room · 8'3" × 5'3" ·
Suite	Kitchen · 11'4" × 5'1" ·
Suite	Living Room · 12'5" × 9'1" ·
Suite	Bedroom - Primary · 14'3" × 8'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Separate Entrance, Storage
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	None
Lot Features:	Back Lane, Back Yard, Cleared, Few Trees, Front Yard, Lawn, Level, Low Maintenance Landscape
Num. of Parcels:	0

Fencing:	Cross Fenced, Fenced
Region:	Calgary
Zone:	CAL Zone E
Zoning:	R-CG
Listed Date:	Sep 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2615-2613-39-street-se-calgary-a2341560/

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