

# \$650,000 - 1509 38 Street Se, Calgary

MLS® #A2213203

**\$650,000**

4 Bedroom, 2.00 Bathroom, 905 sqft  
Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

Looking for move-in ready with room to grow and the potential for rental income? This beautifully renovated bungalow in SE Calgary checks every box with a fully finished legal suite, an oversized heated garage, and an expansive 50' x 126' M-CG zoned lot offering flexibility for multi-generational living, future development, or smart investing.

Highlights You'll Love:

**Complete Renovation:** Thoughtfully upgraded throughout with newer windows (all but two in the basement), new doors, tankless hot water, high-efficiency furnace, central air conditioning, upgraded electrical, and a newer roof (35-year shingles on the house, 25-year on the garage).

**Spacious Main Floor:** Featuring a 225 sq ft primary bedroom, a second bedroom, renovated full bath, and a bright, open kitchen with upgraded stainless steel appliances—ideal for everyday living and entertaining.

**Versatile Basement:** Includes a legal suite (formerly permitted for Airbnb, permit recently expired) complete with two generously sized bedrooms, a large rec/living area, 220 wiring, and plenty of flexibility for guests, extended family, or rental income.

**Outdoor Space That Stands Out:** The fully



fenced, low-maintenance yard includes a concrete RV pad with 30amp hookup, a pergola (included), and plenty of space to relax, garden, or gather with friends.

**Incredible Garage:** A true mechanic's dream—oversized 25' x 22', fully heated, and ready to handle your hobbies or projects.

**Location Perks:** Walk to schools, transit, and shops. Quick access to downtown means less time commuting and more time enjoying your home.

This is the kind of property that doesn't come along often—upgraded, low-maintenance, and full of potential. Whether you're starting your next chapter or investing in your future, this home is ready for you.

Call your favourite Realtor to book your showing today—you won't want to miss it!

Built in 1957

### **Essential Information**

MLS® #	A2213203
Price	\$650,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	905
Acres	0.14
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow, Up/Down
Status	Active

## Community Information

Address	1509 38 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 1G7

## Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Jetted Tub, Separate Entrance, Storage, Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Gas Water Heater, Range Hood, Refrigerator, Tankless Water Heater, Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

## Exterior

Exterior Features	Private Yard, RV Hookup
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Level, Low Maintenance Landscape, Gazebo
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 23rd, 2025
Days on Market	55
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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