

# \$649,000 - 1139 39 Street Se, Calgary

MLS® #A2188483

**\$649,000**

5 Bedroom, 2.00 Bathroom, 861 sqft  
Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

Incredible opportunity for investors and developers! This expansive 50' x 126' corner lot offers excellent potential for cash flow or future development. Lot can be used to build 4 unit townhomes with 4 legal basement suites. The property currently includes 3 bedrooms on the upper level and 2 bedrooms below, with generous living rooms, separate entrances, two yards, and a double detached garage providing plenty of parking space. Don't miss your chance to capitalize on this amazing opportunity!

Built in 1958

## Essential Information

MLS® #	A2188483
Price	\$649,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	861
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address 1139 39 Street Se



Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 1H4

### **Amenities**

Parking Spaces	4
Parking	Additional Parking, Driveway, Double Garage Detached, Garage Faces Front
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Laminate Counters
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 23rd, 2025
Days on Market	67
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX iRealty Innovations
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