

1139 39 Street SE
Calgary, Alberta

MLS # A2214040



\$610,000

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	821 sq.ft.	Age:	1958 (67 yrs old)
Beds:	6	Baths:	1
Garage:	Double Garage Detached, Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Lawn, Low Maintenance Landscape, Rect		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Separate Entrance		

Inclusions: None

INVESTOR ALERT! This corner lot is RC-G zoned which allows for construction of a four unit town home with four separate legal basement suites (subject to approvals and permitting by the city). The property currently includes a raised bungalow with separate entrance to an illegal suite which offers a great revenue generating opportunity. The home boasts laminate flooring throughout the main floor, three bedrooms up a four piece bath, spacious living room and eat in kitchen. The basement suite has its own front lower entry and includes a kitchen, living, four piece bath and two more bedrooms down. This property boasts a double detached garage and parking for up to four cars. Updated shingles on the roof and the home. The large lot also has alley access. Tenant rights apply.