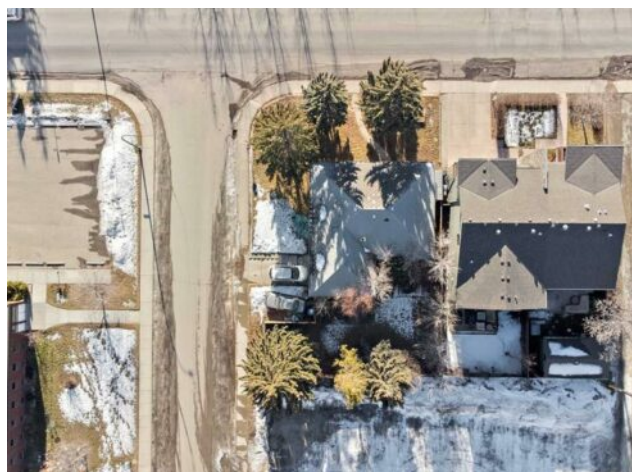


1530 38 Avenue SW
Calgary, Alberta

MLS # A2184750



\$999,900

Division:	Altadore		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,242 sq.ft.	Age:	1954 (71 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Landscaped, Many Trees, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

This is a rare opportunity to create your dream home in Altadore. Situated on a 62' x 100' lot at 1530 38 AVE SW, the property is across from one of Calgary's best - River Park! Build a 2 or 3 Storey here & imagine waking up to stunning panoramic views of River Park and the mountains. With R-CG zoning, this property presents the perfect opportunity to build townhomes, a duplex or your own large custom home. You'll enjoy direct access to green spaces, trails, and nearby community amenities. Marda Loop's vibrant atmosphere is yours to experience, all while savoring the tranquility of Calgary's amazing pathway system. Don't miss out on this incredible opportunity.