

**1530 38 Avenue SW  
Calgary, Alberta**

**MLS # A2184750**



**\$999,900**

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

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