



## 2809 38 Street SW, Calgary, Alberta - \$799,900



Main Photo

### Property Description

An exceptional opportunity in the highly sought-after community of Glenbrook! This solid bungalow sits proudly on a 50 ft. x 120 ft. R-CG lot with a desirable west-facing backyard — making it a perfect property for builders, developers, or long-term investors. Currently, both the main floor and basement (illegal suite) are separately rented, each with their own private entrance, kitchen, and laundry, offering great income-generating potential while you plan your future project. The main floor features hardwood flooring throughout, a bright living area, 3 spacious bedrooms, a full bathroom and an eat-in kitchen with sliding glass doors that open to a wooden deck overlooking the huge backyard. The basement Suite (illegal) has its own separate entrance and includes an open kitchen, combined living/dining space, 2 bedrooms (non-egress windows), a 3-piece bathroom and a storage room. The key feature is the huge over 6000 sq ft lot with west-facing backyard having fruit trees and an oversized double garage — plenty of space and flexibility for redevelopment. Updates over the years include the roof, hot water tank, washer and dryer —

showing consistent maintenance and care. This location checks every box: walking distance to schools, parks, shopping and public transit. Just a few minutes to 17th Avenue with quick access to major routes and downtown Calgary. Whether you're looking to redevelop, build housing or infills or hold as a rental property with strong cash flow, this property is a rare find in one of Calgary's most in-demand redevelopment corridors. Don't miss this prime site for re-development or investment!

## REALTOR Referral

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