

# \$929,000 - 1435 38 Street Sw, Calgary

MLS® #A2213425

**\$929,000**

6 Bedroom, 5.00 Bathroom, 3,532 sqft  
Residential on 0.14 Acres

Rosscarrock, Calgary, Alberta

**ATTENTION DEVELOPERS & INVESTORS\*\***  
50 FT FRONTAGE!! 125 FT DEPTH!! Prime Investment opportunity and/or holding property for future redevelopment! Welcome to 1435 38 Street SW in the heart of Rosscarrock. This side by side duplex, currently with 2 with rental units, is located on a quiet street within walking distance to schools, parks, Westbrook Mall shopping, Shaganappi Golf Course, the C-Train and much more. The main levels on each side have spacious living/dining areas, 2 bedrooms, full 4pc bath and bright kitchens. The lower levels, which have direct access entrances, are partially finished each with a bathroom, and bedrooms (no egress windows), recreation areas and laundry. This property also features a west facing backyard and each side has an alley access parking pad, and half of the shared double garage. Excellent Location. Don't miss out on this fantastic opportunity to own a revenue generating property or hold for future redevelopment. Book your showing today!

Built in 1961

## Essential Information

MLS® #	A2213425
Price	\$929,000
Bedrooms	6
Bathrooms	5.00
Full Baths	3



Half Baths	2
Square Footage	3,532
Acres	0.14
Year Built	1961
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	1435 38 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1T6

### **Amenities**

Parking Spaces	4
Parking	Alley Access, Double Garage Attached, Parking Pad
# of Garages	2

### **Interior**

Interior Features	Natural Woodwork
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, City Lot, Few Trees
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 23rd, 2025
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Days on Market 2  
Zoning R-CG

### **Listing Details**

Listing Office Greater Calgary Real Estate

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