



GRASSROOTS
REALTY GROUP

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2416 38 Street SW
Calgary, Alberta

MLS # A2306341



\$650,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Glendale | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 984 sq.ft. | Age: | 1954 (72 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Few Trees, Front Yard, Level | | |

Heating: Forced Air, Natural Gas

Floors: Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Opportunities like this are what continue to draw attention to Glendale. As redevelopment steadily reshapes the neighbourhood, buyers are recognizing the long-term value of securing well-located land in an established inner-city community known for its tree-lined streets, strong sense of community, and ongoing transformation. Situated on a 50 x 100 flat lot with rear alley access, this property offers a clean, functional footprint that's becoming increasingly difficult to find. Tucked away on a quiet street just off 37th Street, you'll appreciate the balance of privacy and accessibility, minimal traffic at your doorstep, while still being minutes to major routes, shopping, transit, and a quick commute to the city center. The existing almost 1000 sq/ft bungalow provides immediate flexibility depending on your goals. Investors can generate rental income while planning future improvements. First-time buyers have the opportunity to enter a desirable neighbourhood and gradually renovate or personalize the home over time. For developers, the lot presents a straightforward build opportunity with desirable dimensions and rear lane access, key features that simplify the planning process. Adding to the functionality is a single detached garage, offering practical storage or parking while you consider future plans. Beyond the property itself, the location continues to stand out. Glendale offers access to several nearby schools, parks, and green spaces, making it appealing for families and long-term residents. Whether it's walking paths, playgrounds, or simply enjoying a more established community setting, this is a neighbourhood that supports both lifestyle and investment. What truly sets this property apart is its versatility. Whether your plan is to build, hold, rent, or renovate, this is a property that supports multiple strategies, all within a community that continues to

evolve and gain momentum.