

\$1,399,900 - 1-6, 1608 38 Street Sw, Calgary

MLS® #A2256420

\$1,399,900

0 Bedroom, 0.00 Bathroom, 6,019 sqft

Multi-Family on 0.00 Acres

Rosscarrock, Calgary, Alberta

Sitting on a 8160sf M-C2 lot in desirable Rosscarrock. this well-maintained and solidly built concrete two-storey apartment features 6 Spacious units (5 x 2-bed, 1 x 1-bed, total 6020sf for 6 units!), generating approx. \$8,000/month in rental income. Highlights: Concrete foundation, 9-ft HIGH ceilings, and forced-air furnace in each unit; Front and rear entrances for both the building and each unit, adding security and convenience; Many upgrades over the past 10 years; Large unit layouts, rare for similar buildings; 6 back parking stalls; Excellent location: 1 block from 17th Ave, walk to LRT, Westbrook Mall, Killarney Rec Centre & restaurants. Some cosmetic updates could boost rental potential even further. A rare investment opportunity in one of Calgary's most accessible inner-city neighborhoods!

Built in 1961

Essential Information

MLS® #	A2256420
Price	\$1,399,900
Bathrooms	0.00
Square Footage	6,019
Acres	0.00
Year Built	1961
Type	Multi-Family
Sub-Type	Apartment



Status	Active
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Community Information

Address	1-6, 1608 38 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3c 1t7

Amenities

Parking Spaces	6
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Interior

# of Stories	2
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Additional Information

Date Listed	September 17th, 2025
Days on Market	52
Zoning	M-C2

Listing Details

Listing Office	Classic Property Management & Realty Ltd
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