



THE
A-TEAM

**RE/MAX
FIRST**

2029 38 Street, Calgary T2B 0Z5

MLS®#: **A2132965**

Area: **Forest Lawn**

Listing Date: **05/20/24**

List Price: **\$599,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1958**

Finished Floor Area

Abv Sqft: **863**

Low Sqft:

Ttl Sqft: **863**

Lot Information

Lot Sz Ar: **6,296 sqft**

Lot Shape:

DOM

43

Layout

Beds: **5 (3 2)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **5**

Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped**

Park Feat: **Additional Parking,Alley Access,Double Garage Detached,Single Garage Detached**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Wood Frame**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Laminate Counters**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	14`8" x 9`9"
Kitchen	Suite	10`7" x 8`8"
Bedroom - Primary	Main	9`11" x 9`9"
Bedroom	Main	9`9" x 8`0"
Bedroom	Suite	16`5" x 7`5"
4pc Bathroom	Suite	

Room	Level	Dimensions
Living Room	Main	14`3" x 13`2"
Living Room	Suite	17`4" x 10`10"
Bedroom	Main	9`10" x 8`5"
Bedroom - Primary	Suite	13`3" x 10`8"
4pc Bathroom	Main	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

2335AH

Remarks

Pub Rmks:

LEGALLY SUITEDThis beautiful bungalow in Forest Lawn is perfect for an investor or if you are wanting a mortgage helper. Main floor features a bright living room, spacious kitchen, modern 4 piece bath and 3 good sized bedrooms up. There is also laundry upstairs, no more sharing. The legal lower suite offers a great sized kitchen, nice 4 piece bath, two spacious bedrooms and it's own laundry For the garage enthusiasts there is a triple garage, the single garage is parted from the double garage, so you can use this for storage, or rent it out to generate revenue. Yard is nice and flat and very spacious. Located very close to the rapid transit, shopping, and schools. This home is sure to impress you.

Inclusions:
Property Listed By:

**refrigerator-suite, stove in suite, washer and dryer in suite
CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





