



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3216 39 Street, Calgary T2B 1B1**

MLS®#: **A2161134**

Area: **Dover**

Listing Date: **08/30/24**

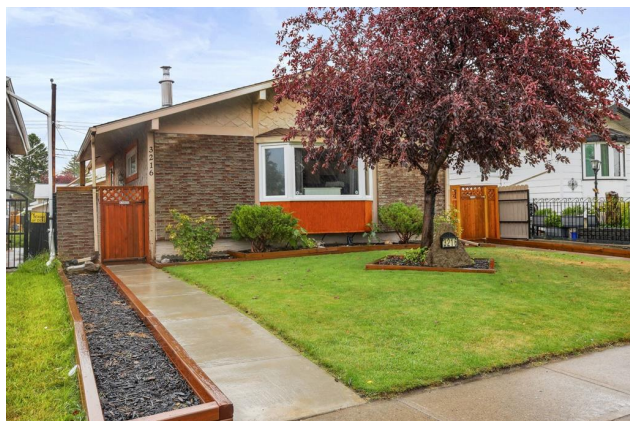
List Price: **\$519,000**

Status: **Active**

County: **Calgary**

Change: **-\$11k, 15-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1970**

Lot Information

Lot Sz Ar: **4,187 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane, City Lot, Front Yard, Landscaped, Rectangular Lot**  
Park Feat: **Double Garage Detached**

DOM

**19**  
Layout  
Beds: **3 (2 1 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency, Wood Stove**  
Sewer:  
Ext Feat: **BBQ gas line, Private Yard**

Construction: **Brick, Stucco**  
Flooring: **Linoleum, Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings**  
Int Feat: **Ceiling Fan(s), Jetted Tub, Laminate Counters, Pantry, Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`9" x 13`4"
Bedroom - Primary	Main	13`5" x 9`10"
Den	Main	9`11" x 8`7"
Foyer	Main	6`3" x 3`6"
Game Room	Lower	17`0" x 16`11"
Walk-In Closet	Lower	3`7" x 3`4"
4pc Bathroom	Lower	12`9" x 8`4"

Room	Level	Dimensions
Kitchen With Eating Area	Main	15`10" x 13`5"
Bedroom	Main	13`5" x 8`7"
Walk-In Closet	Main	5`0" x 4`9"
4pc Bathroom	Main	7`7" x 4`11"
Bedroom	Lower	12`8" x 12`5"
Other	Lower	10`1" x 8`10"
Laundry	Lower	10`1" x 8`0"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**7382JK**

Remarks

Pub Rmks: **Welcome to 3216 39th St. SE - A Family-Oriented Community! This charming home is located in a family-friendly neighbourhood, conveniently close to schools and amenities. The main floor features a quaint kitchen with white cabinets, stainless steel appliances, and an eating area. The kitchen is finished with durable linoleum flooring. The comfortable living room offers vinyl plank flooring and a cozy wood-burning stove, perfect for relaxing. The primary bedroom includes a walk-in closet and also has vinyl plank flooring, as do the second bedroom and the main 4-piece bathroom. An additional versatile room on the main floor can serve as a den, office, and it provides direct access through patio doors to an oversized deck, ideal for outdoor entertaining. The lower level offers a large family room with built-in speakers and a dry bar with chairs, providing a great space for entertaining. There is also a spacious bedroom with vinyl plank flooring and a four-piece bathroom featuring a luxurious jetted tub. The laundry room is conveniently located on this level. This property has been thoughtfully updated with a newer roof, windows, furnace, and hot water tank. The oversized garage is heated and insulated with an 8-foot-high door, offering ample space for vehicles or a workshop. The front yard is well-maintained, while the backyard features a large wooden deck and low-maintenance decorative rock. This is an excellent family home ready for you to see today!**

Inclusions: **Bar, Bar Stools**  
Property Listed By: **Real Estate Professionals Inc.**

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







