

133 38 Avenue, Calgary T2S 0V4

MLS®#: **A2182147** Area: **Parkhill** Listing Date: **12/06/24** List Price: **\$699,700**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1991**
Lot Information
 Lot Sz Ar: **1,905 sqft**
 Lot Shape:
 Access:
 Lot Feat: **City Lot**
 Park Feat: **Single Garage Attached**

Finished Floor Area
 Abv Sqft: **1,437**
 Low Sqft:
 Ttl Sqft: **1,437**

DOM

47
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Courtyard**
 Construction: **Stucco,Wood Frame**
 Flooring: **Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Electric Cooktop,Electric Oven,Electric Water Heater,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
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Dining Room
2pc Bathroom
4pc Ensuite bath
Bedroom

Main
Main
Second
Second

8`11" x 9`11"
5`5" x 4`11"
9`0" x 9`4"
11`3" x 7`5"

Living Room
4pc Bathroom
Bedroom - Primary
Bedroom

Main
Second
Second
Second

14`5" x 13`1"
6`7" x 7`5"
13`10" x 12`3"
9`11" x 9`11"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

9211320

Zoning:
M-C1

Remarks

Pub Rmks: **This well maintained pet and smoke free duplex(no monthly condo fee) is ideally situated just steps away from the scenic Elbow River pathways and Stanley Park. Located within walking distance to the 39 Avenue C-Train Station, Rideau Park School (K-9), and within the designated zone for Western Canada High School, this property offers unparalleled convenience for families and urban professionals alike. The home features a functional layout with 3 spacious bedrooms upstairs , entertainment on main floor , and oversized single attached garage, and numerous recent upgrades, including: • Triple-pane windows (installed in 2022, valued at \$30K) • High-efficiency furnace (2021) • Air conditioner (2023) • Water softener (2022) • Washer , dryer (2021) and Dishwasher(2023) • WiFi-enabled garage door (2019) The second floor, including the staircases, boasts stunning hardwood flooring, adding to the elegance of the home. South facing backyard offers abundance of natural lights throughout the day. Located within walking distance to the trendy Mission District, this home offers the perfect blend of inner-city living and suburban tranquility. Experience the vibrant lifestyle, with parks, schools, and amenities all just a short stroll away!**

Inclusions:
 Property Listed By: **N/A**
Grand Realty

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









