



THE
A-TEAM

**RE/MAX
FIRST**

919 38 Street #802, Calgary T2A 6E1

MLS® #: **A2182525**

Area: **Marlborough**

Listing Date: **12/09/24**

List Price: **\$299,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1978**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,048**
Low Sqft:
Ttl Sqft: **1,048**

DOM

12
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **4 Level Split**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Back Yard**
Park Feat: **Carport**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stucco,Wood Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Granite Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`2" x 12`6"
Kitchen	Third	10`0" x 7`3"
Bedroom	Level 4	9`7" x 11`10"
Den	Basement	9`6" x 12`0"

Room	Level	Dimensions
Dining Room	Third	9`6" x 8`1"
4pc Bathroom	Upper	6`11" x 8`4"
Bedroom - Primary	Upper	9`6" x 13`5"
Furnace/Utility Room	Basement	10`1" x 11`8"

Legal/Tax/Financial

Condo Fee:
\$330

Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning:
M-C1

Legal Desc:

8110472

Remarks

Pub Rmks:

A SPACIOUS and thoughtfully designed 2-bedroom, 1-bath 4-level split home, where functionality meets charm. Inside, you'll find a WELL-PLANNED that maximizes every corner of the home, offering distinct spaces for living, entertaining, and relaxing. The BRIGHT and INVITING living room features large windows that flood the space with natural light, creating a warm and welcoming atmosphere. Adjacent to the living room is a dedicated dining area, perfect for hosting family meals or dinner parties. The kitchen is both practical and stylish, offering ample counter space, modern appliances, and plenty of cabinetry to meet all your culinary needs. Upstairs, discover two well-sized bedrooms that provide comfort and privacy. The primary bedroom is a peaceful retreat, complete with a walk-in closet, offering plenty of storage for your wardrobe and more. The nearby full bathroom is conveniently located to serve both bedrooms. The basement features a den, ideal for a home office, hobby room, or guest space, ensuring the home adapts to your lifestyle needs. Located in a vibrant neighborhood, this property is close to Marlborough Station, Pacific Place Mall, and T&T Supermarket, providing easy access to transit, shopping, and dining. Nearby schools, parks, and recreational facilities add even more convenience, making daily errands and commutes effortless while offering endless opportunities for outdoor activities and family gatherings. With its well-thought-out design, prime location, and inviting interior, this home is ready to welcome its new owners. Don't miss your chance to make this remarkable property your own!

Inclusions:

All appliances listing

Property Listed By:

PropZap Realty

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







