



**915 39 Street, Calgary T2A1H3**

MLS®#: **A2183243** Area: **Forest Lawn** Listing Date: **12/12/24** List Price: **\$539,999**  
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1962**  
Lot Information  
 Lot Sz Ar: **6,296 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Front Yard,Rectangular Lot**  
 Park Feat: **Parking Pad,Single Garage Detached**

Finished Floor Area  
 Abv Sqft: **1,186**  
 Low Sqft:  
 Ttl Sqft: **1,186**

DOM

**9**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony,Fire Pit,Private Entrance,Private Yard**

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

Kitchen Appl: **Electric Oven,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **Separate Entrance,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Mud Room</b>	<b>Main</b>	<b>3`7" x 3`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`1" x 15`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`4" x 12`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>14`6" x 9`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`6" x 10`3"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`5" x 4`9"</b>
<b>Game Room</b>	<b>Basement</b>	<b>22`10" x 12`10"</b>

Room	Level	Dimensions
<b>Entrance</b>	<b>Main</b>	<b>5`6" x 4`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`10" x 9`3"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>13`0" x 5`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`0" x 8`7"</b>
<b>Entrance</b>	<b>Basement</b>	<b>4`0" x 5`7"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`8" x 7`10"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>13`4" x 5`4"</b>

**Kitchen With Eating Area**

**Basement**

**12`11" x 13`6"**

**Bedroom**  
Legal/Tax/Financial

**Basement**

**11`0" x 9`10"**

Title:  
**Fee Simple**  
Legal Desc:

**2700AH**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Welcome to this beautiful raised bungalow located in Forest Lawn. This home features a total of 5 bedrooms, 2 full bathrooms, 2 separate laundry rooms, a separate front walk up entrance to the illegally suited basement with a back separate entrance to the basement as well. Some upgrades include: brand new roof, newer hot water tank, fully serviced furnace, all newer windows, newer soffits and fascia, baseboards, doors(upstairs), pot lights, flooring and much more. This property also features a single detached garage with additional RV Parking. Do not miss out on this opportunity !**

Inclusions:  
Property Listed By: **Electric Oven, Range Hood, Refrigerator, Washer/Dryer, Shed  
Century 21 Bravo Realty**

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









