



THE
A-TEAM

**RE/MAX
FIRST**

2008 38 Street, Calgary T3E 3E2

MLS®#: **A2196196**

Area: **Glendale**

Listing Date: **02/23/25**

List Price: **\$799,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1954**

Lot Information

Lot Sz Ar: **5,963 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Corner Lot,Rectangular Lot**
Park Feat: **Off Street**

DOM

1

Layout

Beds: **3 (3)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking

Ttl Park: **3**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Playground**

Construction: **Wood Frame**
Flooring: **Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Granite Counters,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	19`1" x 11`7"
Bedroom	Main	10`9" x 8`8"
Dining Room	Main	12`3" x 6`9"
Bedroom - Primary	Main	11`6" x 10`7"
Furnace/Utility Room	Basement	18`8" x 14`4"

Room	Level	Dimensions
Kitchen	Main	8`8" x 12`3"
Bedroom	Main	11`7" x 8`9"
Laundry	Basement	11`4" x 7`1"
4pc Bathroom	Main	8`6" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8223GO

Zoning:
R-CG

Remarks

Pub Rmks: **Fantastic investment, holding, and development opportunity in Glendale! This fully renovated bungalow (\$70K) sits on 54' x 107' corner lot with RCG zoning, offering endless potential for investors, developers, or home builders. Located on a quiet inner-city street, the home features new luxury vinyl plank flooring (2024), a modern open-concept kitchen with stainless steel appliances (2024), updated cabinetry (2024), and a beautifully renovated bathroom (2024). The bright dining area opens to a spacious east-facing backyard, perfect for morning sun. With three bedrooms on the main floor, a separate side entrance, and an unfinished basement ready for development, the possibilities are vast. Recent upgrades include a new furnace (2024), PVC windows (2024), and curtains (2024). Ideally situated near top-rated schools, Westbrook Mall, and within walking distance to the C-Train, this home offers both convenience and future growth potential. Don't miss this incredible chance to create something special in one of Calgary's most desirable neighborhoods!**

Inclusions:
Property Listed By: **None**
TrustPro Realty

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







