



THE
A-TEAM

**RE/MAX
FIRST**

2014 39 Street, Calgary T2B 1A5

MLS®#: **A2196846** Area: **Forest Lawn** Listing Date: **02/27/25** List Price: **\$450,000**
 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: **1969**
Lot Information
 Lot Sz Ar: **3,196 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard**
 Park Feat: **Off Street,Parking Pad**

DOM

0
Layout
 Beds: **5 (3 2)**
 Baths: **2.0 (2 0)**
 Style: **Attached-Side by Side,Bungalow**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Tar/Gravel** Construction: **Stucco,Wood Frame,Wood Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Laminate**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
 Int Feat: **Chandelier,Recessed Lighting,Soaking Tub,Stone Counters,Storage,Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`11" x 18`5"	Dining Room	Main	8`0" x 9`9"
Kitchen	Main	8`0" x 7`11"	Game Room	Basement	18`5" x 24`4"
Laundry	Basement	3`4" x 14`2"	Furnace/Utility Room	Basement	5`10" x 4`4"
Bedroom - Primary	Main	10`11" x 12`9"	Bedroom	Main	8`0" x 10`0"
Bedroom	Main	8`0" x 11`1"	Bedroom	Basement	9`9" x 11`4"
Bedroom	Basement	8`2" x 11`4"	4pc Bathroom	Main	7`6" x 9`4"
4pc Bathroom	Basement	10`11" x 7`4"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

4984JK

Remarks

Pub Rmks: **AFFORDABLE SINGLE FAMILY | MODERNLY RENOVATED | FULLY FINISHED | 5 BEDROOMS | NEW WINDOWS | NEW KITCHEN | NEW BATHROOMS | ALMOST EVERYTHING IS NEW | Gorgeously renovated from top to bottom 5 bedroom home! Ideally located within walking distance to schools and International Avenue boasting diverse shops, endless restaurants and the rapid transit line. Then come home to a quiet sanctuary where everything is brand new and beautifully designed. A fenced west-facing front deck greets guests and invites peaceful morning coffees. Inside this stunning abode are all new flooring (no carpet!), new fixtures, new windows, newly renovated kitchen and bathrooms and a showstopping design that perfectly blends style with function. The floor-to-ceiling brick enclosed fireplace is a charming focal point in the relaxing living room. Windows flank the front door ensuring endless natural light throughout the day. Designer lighting in the dining room creates a casually elegant atmosphere for your family meals and entertaining. Modernly renovated, the new kitchen inspires culinary adventures featuring stone countertops, stainless steel appliances, full-height cabinets and a window above the sink for loads of sunshine. This level is also home to 3 spacious and bright bedrooms as well as a beautifully renovated 4-piece bathroom. A fantastic feature wall and chic lighting add to the luxuriousness as you descend the stairs to the finished basement. Gather in the large rec room for movies and games nights then effortlessly refill drinks and snacks at the contemporary wet bar. 2 additional bedrooms and another newly renovated bathroom are also on this level creating outstanding versatility for large families, guests and multi-generational living or private spaces for work, play, hobbies and fitness. The large backyard is fully fenced with a soaring mature tree further adding to the privacy. This unbeatable location is close to everything including the rapid transit line, Deerfoot Trail and Stoney Trail for easy access in and out of the neighbourhood.**

Inclusions: **None**
Property Listed By: **LPT Realty ULC**

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







