



GRASSROOTS
REALTY GROUP

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1135 39 Street SE
Calgary, Alberta

MLS # A2238652



\$550,000

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	862 sq.ft.	Age:	1958 (67 yrs old)
Beds:	5	Baths:	2
Garage:	Additional Parking, Off Street, RV Access/Parking, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, No Animal Home, Separate Entrance, Soaking Tub, Storage, Vinyl Windows		

Inclusions: Refrigerator, Electric Stove

Wait a minute!... a legal suite, updated systems, huge lot, and move-in ready! All at this price?! Welcome to one of the best deals in Forest Lawn! This fully legal suited bungalow offers serious versatility with 3 bedrooms and a full bath upstairs, plus a 2-bedroom, 1-bath suite downstairs - perfect for extended family, rental income, or both. The home is professionally cleaned, and packed with smart updates: new furnace (1 year), newer water tank (4 years, serviced last year), roof (5 years), smoke alarms (2 years), and newer vinyl windows. The freshly painted decks, built-in lockable front deck storage, and bonus storage under the stairs are just icing on the cake. A single detached garage completes the package. Set in an up-and-coming neighborhood, with a stylish new duplex coming soon right next door, and only 15 minutes to downtown, with quick access to Stoney and Deerfoot. Walking distance to schools and parks. Live upstairs, rent downstairs to offset your mortgage, welcome family or friends, or rent both! You'll brag about this deal so much, your friends might stop inviting you over. Schedule your showing today!