



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**1321 39 Street SE**  
**Calgary, Alberta**

**MLS # A2241033**



**\$599,900**

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	956 sq.ft.	<b>Age:</b>	1958 (67 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Lawn, Level, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

CASH FLOW KING with a LEGAL SUITE - City of Calgary Registered SECONDARY SUITE ... \$4,100 Total Income Potential - Was Rented \$2,000 Main Floor 3 Bedroom Suite - and \$1,700 Lower Level 2 Bedroom Legal Suite - \$400 Double Garage (Currently Rented) ... Here is an Opportunity to Live Up and Rent Down with Income from the Lower Suite and the Garage ... This is a Great MORTGAGE HELPER to Get You Started in Home Ownership ... MANY UPGRADES FEATURED THROUGHOUT Including : Newer Flooring and Paint - Newer Windows - Large Egress Basement Windows, Front & Rear Decks, Energy Efficient Lighting, Upgrades Attic Insulation, Smoke Detectors and More ... Fully Fenced Private West Facing Back Yard ... Double Garage with 9" Door and an Extra Parking Pad ... Great Location Close to School and Bus with Only 3 Blocks to International Avenue and Marlborough Mall Close By ... BONUS - New Sewer Line Just Replaced from the House to the Street at a Cost of \$12,000