



**GRASSROOTS**  
REALTY GROUP

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

**1702, 919 38 Street NE**  
**Calgary, Alberta**

**MLS # A2245138**



**\$279,900**

<b>Division:</b>	Marlborough		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,043 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Attached Carport		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 382
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-C1 d43
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, See Remarks, Storage, Walk-In Closet(s)		

**Inclusions:** na

Welcome to 919 38 Street NE – an ideal home for families, first-time buyers, or investors seeking incredible value and generous space. This well-managed 4-level split townhome stands out with soaring 12-foot ceilings in the main living room, creating an airy, open feel that's hard to find at this price point. The open riser staircase adds a stylish architectural touch, enhancing the sense of space and light throughout. The layout offers almost 1,000 sq ft of functional living with three bedrooms and 1.5 bathrooms, giving everyone their own corner to unwind. A cozy wood-burning fireplace brings warmth and character to the living area (buyer to verify functionality; inspection required for reapproval). Outside, enjoy one of the largest private yards in the complex – fully fenced and ready for kids, pets, or weekend BBQs. The carport provides convenient covered parking. Located just steps from the LRT, retail, schools, and parks, this home offers unbeatable convenience for commuting and daily life. Whether you're starting your homeownership journey or expanding your investment portfolio, this property checks all the boxes with space, charm, and future potential.