



GRASSROOTS
REALTY GROUP

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606, 919 38 Street NE
Calgary, Alberta

MLS # A2251002



\$330,000

Division:	Marlborough		
Type:	Residential/Other		
Style:	4 Level Split		
Size:	1,105 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Attached Carport		
Lot Size:	-		
Lot Feat:	Back Yard, Corner Lot, Paved, See Remarks		

Heating: Forced Air

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Finished, Partial

Exterior: Stucco, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 438

LLD: -

Zoning: M-C1 d43

Utilities: -

Inclusions: N/A

Welcome to #606, 919 38 Street NE — a beautifully maintained home offering comfort, style, and convenience in one of Calgary's most accessible neighborhoods. The spacious living room with soaring ceilings is flooded with natural light, creating an inviting space for relaxing or entertaining. Fresh new neutral paint and recent upgrades throughout make this home move-in ready. The kitchen shines with new cabinetry, countertops, and ample storage, while the bathrooms have been thoughtfully renovated. With 3 bedrooms, 1.5 baths, and a covered carport, this home combines practicality with charm. Enjoy being just a 5-minute walk to the LRT, and steps away from Marlborough Mall, shops, restaurants, and everyday essentials. Perfect for first-time buyers or investors, this property delivers a turn-key opportunity with both comfort and convenience. Schedule your private showing today—your next home awaits!