



GRASSROOTS
REALTY GROUP

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3632 39 Street NE
Calgary, Alberta

MLS # A2255742



\$432,000

Division:	Whitehorn		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,027 sq.ft.	Age:	1981 (44 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Parkade, Paved		
Lot Size:	0.07 Acre		
Lot Feat:	Backs on to Park/Green Space, Irregular Lot, Landscaped, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NONE

Beautifully Updated 5-Bedroom Bilevel | RC-2 Zoning | Income Potential This well-maintained bilevel home is move-in ready and full of value with new stucco, a newer furnace, and a freshly poured concrete driveway. Offering over 1,800 sq. ft. of living space, this property is perfect as a family home or an income-generating investment. The main level features 3 spacious bedrooms, an open-concept living and dining area, and a bright kitchen filled with natural light. The lower level boasts a 2-bedroom illegal suite with large windows, a side separate entrance, and excellent rental potential. Backing directly onto green space, you can watch your kids walk to school from your backyard. Enjoy the convenience of being just minutes to the LRT station, shopping, and all amenities—saving time and gas. ?? RC-2 zoning for future flexibility ?? Great for first-time buyers or savvy investors ?? Immaculate condition and ready to move in Don't miss this rare opportunity to own a home that combines location, upgrades, and cash-flow potential!