



GRASSROOTS
REALTY GROUP

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916 38 Street SE
Calgary, Alberta

MLS # A2257370



\$479,900

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,254 sq.ft.	Age:	1961 (64 yrs old)
Beds:	5	Baths:	2
Garage:	Additional Parking, Alley Access, Double Garage Detached, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Combination, ICF Block, Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: REFRIGERATOR, ELECTIC STOVE

50 x 125.88 LOT, RCG ZONING, 5 BDRM BUNGALOW WITH A 2 BDRM ILLEGAL SUITE DOWNSTAIRS. NEW ROOF, NEW HOT WATER TANK 2024, IT APPEARS TO BE ALL COPPER PLUMBING. 3 BDRMS UP, SOME HARD WOOD FLOORING, SUN ROOM IN THE BACK WITH THE WASHER AND DRYER. CONCRETE PATIO, DBL DETACHED GARAGE. LEVEL LOT, LAWN, FENCED, EXTRA PARKING IN THE FRONT AND BACK. GOOD SQ FTGE IN THE HOME, OVER 1253 SQ FT, PERFECT FOR INVESTOR AND OR RENOVATOR. DON'T MISS THIS OPPORTUNITY. R-CG zoning in Calgary allows for a variety of housing types, including rowhouses and duplexes, promoting more diverse and efficient land use in residential areas.