



GRASSROOTS
REALTY GROUP

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1313 38 Street SE
Calgary, Alberta

MLS # A2270225



\$469,800

Division:	Forest Lawn		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,830 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air
Floors:	Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Seperate Laundry upstairs and downstairs.

Open house, Sat Nov 15, 1:00-4:00pm INFILL built in 2008! This 2-Storey home has a total living space of 2,694 SQFT! Consisting of 5 BEDROOMS, 3.5 BATHROOMS, and a FULLY FINISHED BASEMENT (including a 2 BEDROOM illegal BASEMENT SUITE.) MAIN FLOOR OFFICE/FLEX ROOM, TOP FLOOR LAUNDRY, and SEPERATE BASEMENT LAUNDRY. Property also has a private fenced yard, 2 car parking pad, and a deck. Located in a very convenient location on a nice quiet street!