



GRASSROOTS
REALTY GROUP

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

1321 39 Street SE
Calgary, Alberta

MLS # A2271295



\$589,999

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	956 sq.ft.	Age:	1958 (68 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Lawn, Level, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

GREAT CASH FLOW POTENTIAL with a LEGAL SUITE - City of Calgary Registered SECONDARY SUITE ... Main Floor 3 Bedroom Suite - and Lower Level 2 Bedroom Legal Suite - \$400 Double Garage (Currently Rented) ... Here is an Opportunity to Live Up and Rent Down with Income from the Lower Suite and the Garage ... This is a Great MORTGAGE HELPER to Get You Started in Home Ownership ... MANY UPGRADES FEATURED THROUGHOUT Including : Newer Flooring and Paint - Newer Windows - Large Egress Basement Windows, Front & Rear Decks, Energy Efficient Lighting, Upgrades Attic Insulation, Smoke Detectors and More ... Fully Fenced Private West Facing Back Yard ... Double Garage with 9" Door and an Extra Parking Pad ... Great Location Close to School and Bus with Only 3 Blocks to International Avenue and Marlborough Mall Close By ... BONUS - New Sewer Line Just Replaced from the House to the Street at a Cost of \$12,000