



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