



GRASSROOTS
REALTY GROUP

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2240 38 Street SE
Calgary, Alberta

MLS # A2275079



\$474,900

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	944 sq.ft.	Age:	1958 (67 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: All appliances in basement

Excellent opportunity in the well-established community of Forest Lawn. This solid bungalow sits on a large 50'x126' corner lot and offers outstanding flexibility for homeowners, investors, or those seeking future redevelopment potential. The main floor features a bright, functional layout with three bedrooms, a full 4-piece bathroom, and a spacious living room with excellent natural light. The kitchen offers updated cabinetry and includes appliances. Separate main-floor laundry adds everyday convenience and privacy for the upper level. The fully developed basement adds significant value with two bedrooms plus a den, a large family or games room, a 3-piece bathroom, and separate basement laundry. The lower level is well suited for an illegal suite setup or multi-generational living, with a lockable access door between levels providing flexibility for owners and occupants. Outside, the property is fully fenced and features a gated yard with separate private street access for the upper and lower levels, enhancing privacy and functionality. The rear parking pad offers space for multiple vehicles. Updates over the years include newer windows and a high-efficiency furnace installed in 2022. Conveniently located close to transit, shopping, and schools. Patrick Airlie School (K–6), Holy Family School (K–6), Bishop Kidd School (Grades 7–9), and Forest Lawn High School (Grades 10–12) are all within approximately 1.2 km. Easy access to major bus routes, International Avenue, downtown Calgary, and nearby shopping centres adds everyday convenience. A rare opportunity offering space, income potential, and long-term upside in a central location. Ideal for investors or first-time buyers. Don’t miss your chance.