



GRASSROOTS
REALTY GROUP

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

1802, 919 38 Street NE
Calgary, Alberta

MLS # A2275848



\$220,000

Division:	Marlborough		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,023 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Carport, Off Street, Parking Pad, Paved, Plug-In		
Lot Size:	-		
Lot Feat:	Landscaped, Street Lighting		

Heating: Forced Air, Natural Gas

Floors: See Remarks

Roof: Asphalt Shingle

Basement: Partial

Exterior: Stucco, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: \$ 366

LLD: -

Zoning: M-C1 d43

Utilities: -

Inclusions: None

Opportunity awaits in this 4-level split townhome ideally located near Marlborough Mall and the LRT. This home requires significant updates and repairs, but offers a solid footprint and flexible layout for those willing to put in the work. A true handyman special with endless potential to renovate, redesign, and reimagine. Whether you're an investor, flipper, or buyer looking to build sweat equity, this property is a rare chance to create value in a convenient location.