



**GRASSROOTS**  
REALTY GROUP

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**2220 38 Street SW**  
**Calgary, Alberta**

**MLS # A2276035**



**\$750,000**

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,123 sq.ft.	<b>Age:</b>	1954 (72 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Garage Faces Rear, On Street, Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Concrete, Metal Siding , Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Bar, Separate Entrance

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** The seller is leaving most of the furnitures.

This is what you've been looking for! Beautifully maintained bungalow in the quiet neighborhood of Glendale. This home has over 1100sqft of space on the main level with 3 bedrooms, 1 bathroom, kitchen/dining and a living room. The basement also have over 1000sqft of living space, has it's own rear separate entry, 2 addition bedrooms, 1 bathroom, laundry area, a secondary kitchen and a large recreation area with a bar. Stepping outside you'll find your single detached garage, huge front and back yard that is being used as a fruit and vegetable garden. If you are looking for a move-in ready home or an investment property in a well developed community then look no further. The seller is willing to leave most of the furniture if you like them and to save you the hassle and expense of buying them. This home provides great accessibility to shopping areas, quick commute to downtown, schools, amenities and nature. If this home check your boxes, book your private showing today!