



GRASSROOTS
REALTY GROUP

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305, 919 38 Street NE
Calgary, Alberta

MLS # A2277685



\$343,000

Division:	Marlborough		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,018 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Attached Carport, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 382
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1 d43
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)		

Inclusions: N/A

Location, location, location! This home is conveniently close to all amenities, including Marlborough Shopping Centre, Sunridge Mall, Peter Lougheed Hospital, schools, parks, and the many shops and services along 36th Street. Public transportation is easily accessible, with the C-Train just 10 minutes away. Enjoy quick access to Memorial Drive, Deerfoot Trail, Stoney Trail, and the Number One Highway. This newly renovated four-level split condo is a must-see. The main level offers a spacious living room with soaring ceilings, shiplap above the fireplace, and custom wainscoting on two wall. A cozy corner gas fireplace anchors the space, while patio doors lead to a massive east-facing deck (15' x 19'). The railings on the staircase have all been modernized. Just a few steps up, the beautifully updated kitchen features white cabinetry, upgraded stainless steel appliances, and quartz countertops, and opens to a very spacious dining area. The lower two levels feature new upgraded vinyl plank flooring throughout. Upstairs, you'll find two generous bedrooms with ample closet space, including a walk-in closet with a modern barn door off the master bedroom. The new flooring upstairs features carpet in the bedrooms and tile in the bathroom. The fully renovated four-piece bathroom showcases a large soaker tub and custom tile work. The home also features all-new lighting throughout, along with newer plumbing fixtures. The unfinished basement offers excellent potential for future development and currently houses the laundry area. All appliances are new, including the washer and dryer. This turnkey property is truly move-in ready and perfect for your family. Don't miss this fantastic opportunity.