



**904 38 Street SW
Calgary, Alberta**

MLS # A2290171



\$485,000

Division:	Rosscarrock		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,076 sq.ft.	Age:	1961 (65 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Inner City Semi-Detached Bungalow in desirable "Rosscarrock" with Illegal Basement Suite (Separate Entrance). This charming home still retains its original character, while boasting NUMEROUS IMPROVEMENTS such as newer windows, roof, upgraded electrical and bathroom in the basement. Hardwood floors and a unique layout capture maximum light and space. With 3 bedrooms up and a separate living room / dining area, this home has space for a family. The basement has a separate entrance to a large living room area, kitchen, bathroom, laundry, plus a bedroom (e-gress window) and den (can be a large bedroom with e-gress window added). and is located in DESIRABLE Rosscarrock, just 12 minutes away from downtown, two blocks from Westbrook Mall and LRT, within walking distance of several schools, and convenient public transit. Large sunny front yard and a backyard with a double detached garage with alley access complete this property!