



**2428 38 Street SW**  
**Calgary, Alberta**

**MLS # A2292630**



**\$715,000**

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,077 sq.ft.	<b>Age:</b>	1954 (72 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Rectangu		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, No Smoking Home, Storage, Vinyl Windows		

**Inclusions:** None

Situated on an expansive 60' wide lot on a quiet street inner city this beautifully updated bungalow features 3 beds, and 2 baths, along with an oversized single detached garage. As you approach you will notice the refreshed curb appeal with new vinyl siding and windows (2017). Step inside to find stunning hardwood floors and abundant natural light that fills the space. The spacious living room located at the front of the home provides the perfect retreat to relax and unwind. The kitchen is a focal point with rich espresso shaker cabinets reaching to the ceilings, modern stainless-steel appliances, elegant granite counters, a stylish mosaic tile backsplash, and a pantry for additional storage. The kitchen sink looks onto the sunny yard. This seamlessly connects to the breakfast nook surrounded by windows. Adjacent to the kitchen is the large dining room, showcasing a designer light fixture and a charming built-in storage unit, ideal for family dinners or entertaining guests. Two generous sized bedrooms and a well appointed 4 pc main bath complete this level. The fully developed lower level boasts a 3rd bedroom, 4 pc bath, significant rec area and an office space. Providing plenty of room for work or play. Step outside to enjoy a serene backyard surrounded by mature trees and plenty of garden boxes. Located within an established, amenity-rich community, walking distance to schools, parks, the outdoor rink, tennis courts, along with easy access to downtown transit via the c-train. Enjoy the proximity to West Hills Towne Centre and Signal Hill Centre with seemingly infinite shopping, restaurant and entertainment options as well as West Brook Mall and Optimist Athletic Park. View the virtual tour or call your favourite Realtor to schedule a private showing today.