



**38 Spokane Street SW
Calgary, Alberta**

MLS # A2302198



\$699,900

Division:	Southwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,518 sq.ft.	Age:	1959 (67 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Skylight(s), Storage		

Inclusions: Built in oven in basement, Water Softener - As Is (To the best of sellers knowledge both work fine). Built in Shelving & Benches in Storage/Utility Room & Garage, Basement Flex Room Book Case, Back Yard Metal Storage Box, Compost Bin, & Gliding Wooden Swing.

Exceptionally large West Southwood Bungalow, positioned on a 548 sq meter lot with a 59' frontage and a 100' depth. A thoughtful, professional addition, including basement excavation completed in 1981, brings the main floor square footage to 1518 and total living space of 2947 square feet. This quality built home brings comfort & functionality together. The large eat in kitchen has a plethora of real wood cabinetry, loads of counter space, a pantry, a separate tech space, corner windows over the sink and 2 skylights. The spacious combination living/dinning room is perfect for family & friends to gather. The primary bedroom is very generous and easily fits a king size bedroom suite. Enjoy 2 additional main floor bedrooms, plus a sunroom with garden doors to the raised backyard deck. The rear mudroom offers great functionality leading up to the kitchen or directly downstairs, a nice feature if you are considering adding a legal suite to the home (City Permits required). The basement is huge. The family room features a fireplace (converted to electric log), and a wet bar rough in. There are 2 bedrooms, 1 with an egress window, the other requires a window replacement. There is a flex room, a 3pc bath, a massive utility & storage room, a cold room, another 2pc bathroom, and a separate laundry room with built in cabinets, and a laundry sink. The oversized single garage with workshop is insulated, heated, offers 220V electrical, has a skylight and garden doors to the interlocking patio. The attached garden & storage sheds are wired with lights and perfect for gardening & yard equipment/bike storage. The mature yard with perennials and fruit trees is fenced. The front yard with tiered landscaping and poured, curved concrete steps and walkway reaching all the way to the back yard add a final touch of curb appeal. Some significant upgrades include Relined

Sewer to road (2002), Leaf Filter Gutter Guards on all eavestroughs (2025), H/E Furnace (2022), Central Air (new condensing coil 2022), Induction Stove (2025), Industrial Washer, (2025). A home this loved & cared for in a mature community with easy access to LRT and many amenities (Schools, groceries, library, restaurants…) within walkable distances is a rare opportunity. Be sure to view the Floor Plans, & 3D Tour. A further list of features is available in the home, because there is soooo much more to say!