



**2021 38 Street SE**  
**Calgary, Alberta**

**MLS # A2304795**



**\$579,000**

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,019 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Heated Garage, Oversized		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Storage		

**Inclusions:** Electric Stove, Hood Fan, Refrigerator - In basement suite. Draperies and Rods (upstairs), Shed (8x10)

**HUGE Lot | Legal Suite | Income Potential | Endless Possibilities.** Welcome to this upgraded bungalow situated on a massive lot, offering outstanding affordability, redevelopment potential, and excellent income-generating opportunities. The bright and inviting main level features brand new vinyl plank flooring (2024), large sun-filled windows, and a spacious living area that flows seamlessly into the eat-in kitchen perfect for everyday living. Three well-sized bedrooms and a full bathroom w/ jetted tub, complete the upper level. Downstairs, you'll find a charming and bright LEGAL basement suite with its own private front entrance. Finished with beautiful bamboo flooring, this very cute space includes a full kitchen, comfortable living area, bedroom, and a full bathroom. Shared laundry is conveniently located for easy access. With two separate furnaces, both levels enjoy independent climate control for added comfort and efficiency. Central A/C services the upper floor, the basement stays cool in the summer months without it. The basement is currently rented to a long-term tenant of over 20 years who would love to stay - offering immediate, stable income potential. Plenty of room in the basement for storage or to add another bedroom. Step outside to enjoy the expansive backyard - perfect for kids, pets, and entertaining. The low-maintenance, high-quality fencing provides both safety and peace of mind. An 8x10 storage shed adds extra functionality for tools and garden supplies. The oversized double garage (22x24) is insulated, heated, and equipped with 220V power ideal for a workshop or hobby space (radiant heater negotiable; workbenches excluded). The asphalt roof on the garage was done in 2019. There is also excellent RV parking and additional parking space for ultimate flexibility. Further upgrades include newer windows, central A/C, tankless

hot water system, and dual furnaces serving both levels. This versatile property offers countless options live up, rent down, invest, or hold for future development. A rare opportunity with a large lot and built-in mortgage helper. Book your showing today!