

\$386,900 - 1307 38 Street Se, Calgary

MLS® #A1130779

\$386,900

5 Bedroom, 2.00 Bathroom, 1,411 sqft
Residential on 0 Acres

Forest Lawn, Calgary, Alberta

Open House Sunday, September 19 th 1:00 - 3:00 PM.

Fantastic raised bungalow with oasis back yard and mortgage helping lower level illegal basement suite.

This spacious 1400 plus square foot home has three generously sized upper level bedrooms, kitchen overlooking the lush back yard and a large living room with a fantastic wood burning fireplace.

The lower level suite has its own private entrance, two bedrooms, large living room and sports an updated kitchen and appliances. Common area laundry area easily accessed by both levels.

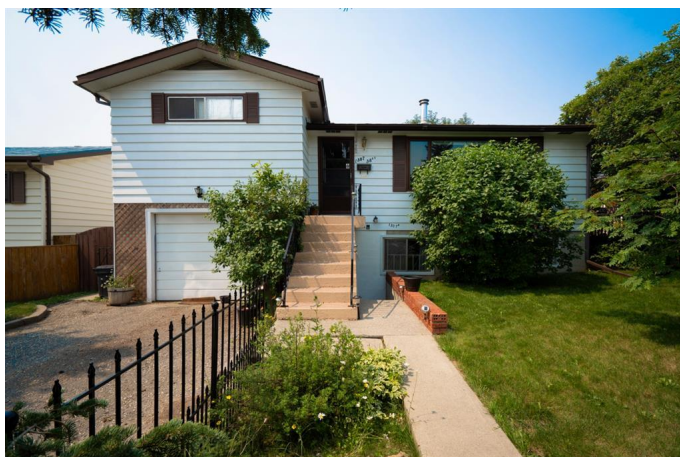
Back yard has had many years of gardening and also has a shed and dog run.

Some of the meticulous care and maintenance includes: new roof in 2014, new 50 gallon hot water heater in 2018, High efficiency Trane furnace, Low E picture window with casements 2009.

Built in 1958

Essential Information

MLS® #	A1130779
Price	\$386,900
Bedrooms	5
Bathrooms	2.00



Full Baths	2
Square Footage	1,411
Acres	0.00
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1307 38 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 1G6

Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	No Smoking Home, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings, Portable Dishwasher
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning

Exterior

Exterior Features	Dog Run, Private Entrance, Private Yard, Covered Courtyard
Lot Description	Back Lane, Back Yard, Dog Run Fenced In, Landscaped, Rectangular Lot
Roof	Asphalt Shingle

Construction	Wood Siding
Foundation	Block

Additional Information

Date Listed	July 18th, 2021
Days on Market	59
Zoning	R-C2

Listing Details

Listing Office	Courtesy Of Dave Shulz and Christine Hourd Of ROYAL LEPAGE BENCHMARK
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