



916 38 Street SE Calgary, Alberta

MLS # A2257370



\$479,900

Division:	Forest Lawn				
Type:	Residential/House				
Style:	Bungalow				
Size:	1,254 sq.ft.	Age:	1961 (64 yrs old)		
Beds:	5	Baths:	2		
Garage:	Additional Parking, Alley Access, Double Garage Detached, Parking Pad				
Lot Size:	0.14 Acre				
Lot Feat:	Back Lane, Back Yard, Lawn, Level				

Forced Air, Natural Gas	Water:	-
Other	Sewer:	-
Asphalt Shingle	Condo Fee:	-
Finished, Full	LLD:	-
Wood Frame, Wood Siding	Zoning:	R-CG
Combination, ICF Block, Poured Concrete	Utilities:	-
	Other Asphalt Shingle Finished, Full Wood Frame, Wood Siding	Other Sewer: Asphalt Shingle Condo Fee: Finished, Full LLD: Wood Frame, Wood Siding Zoning:

Features: See Remarks

Inclusions: REFRIGERATOR, ELECTIC STOVE

50 x 125.88 LOT, RCG ZONING, 5 BDRM BUNGALOW WITH A 2 BDRM ILLEGAL SUITE DOWNSTAIRS. NEW ROOF, NEW HOT WATER TANK 2024, IT APPEARS TO BE ALL COPPER PLUMBING. 3 BDRMS UP, HARD WOOD FLOORING ON THE MAIN, SUN ROOM IN THE BACK WITH THE WASHER AND DRYER. CONCRETE PATIO, DBL DETACHED GARAGE. LEVEL LOT, LAWN, FENCED, EXTRA PARKING IN THE FRONT AND BACK. GOOD SQ FTGE IN THE HOME, OVER 1253 SQ FT, PERFECT FOR INVESTOR AND OR RENOVATOR. DON'T MISS THIS OPPORTUNITY. R-CG zoning in Calgary allows for a variety of housing types, including rowhouses and duplexes, promoting more diverse and efficient land use in residential areas.