RE/MAX GRANDE PRAIRIE

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# 916 38 Street SE
# Calgary, Alberta

## MLS # A2257370

# $469,900

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|---|---|---|---|
| **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 | | |

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|---|---|---|---|
| **Heating:** | Forced Air, Natural Gas | **Water:** | - |
| **Floors:** | Other | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | - |
| **Basement:** | Finished, Full | **LLD:** | - |
| **Exterior:** | Wood Frame, Wood Siding | **Zoning:** | R-CG |
| **Foundation:** | Combination, ICF Block, Poured Concrete | **Utilities:** | - |
| **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.

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