

2608 38 Street SW
Calgary, Alberta

MLS # A2202120

\$810,000

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,202 sq.ft.	Age:	1954 (71 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Soaking Tub, Sump Pump(s)		

Inclusions: none

R-CG zoned Exceptional Bungalow in the prime neighborhood of Glendale. Location, location, location!! Close to all amenities! 5 min walk to c-train, Walmart, Safeway, schools, parks and 17 ave with all the restaurants and shops. 10 min drive to Downtown, Mount Royal University, Golf Courses or Westhills with Superstore, theatre, retail shopping, restaurants and much more. Quick and easy access to ring road and highway 1 to the mountains. Well maintained and freshly painted throughout the house. The kitchen has been upgraded with Cherry wood cabinets, Stainless Steel refrigerator, stove, dishwasher and heated tile flooring in the kitchen. Single car oversized attached garage and additional 3 cars can be parked in the driveway. The back yard is equipped with a covered deck and BBQ gas hookup. Front loaded Kenmore brand washer & dryer. Rec room in the basement comes with Pool table and dart board. House is equipped with 2 separate furnaces for the basement and main floor for additional comfort. Main living room has gas fireplace which make this house a perfect home for a family. This properly ALSO has an asphalt driveway at front of home for more parking . A great character home . Shows 10 out of 10