

\$513,900 - 2424 39 Street Se, Calgary

MLS® #A2085905

\$513,900

3 Bedroom, 2.00 Bathroom, 878 sqft

Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

FANTASTIC OPPORTUNITY for ANYONE wanting a little bit of Luxury and a whole lot of Affordable Living on a beautifully maintained and Expansive large lot (50'x126') all while being centrally located to Downtown (12 min), the Airport (20 min), Shopping (6 min), the Dog Park & Golf Course (6 min), Bike Paths (6 min), 3 Schools (3 min), the Playground (2 min) or almost anywhere in 20 min. This 3-bedroom 2-bathroom Gold Mine is jam packed with thoughtful & creative improvements to minimize your footprint and MAXIMIZE your bank account with the Mortgage Helper LEGAL suite. You don't have to sacrifice anything here! The bright and airy open concept design is excellent for entertaining family & friends or enjoying a cozy & peaceful life style. Renovations started in 2006 with the main floor & garage, concrete pad & sidewalks (2007) followed by the "Sweet Suite" created in 2008. The sewer lines, south side fence & shingles were done in 2009 & Vinyl Siding in 2012. PEACE cobblestone patio in 2022 & Windows in 2022 & 2023 and more fence in 2022/2023. Numerous additional upgrades along the way continue to enhance this homes highest and best use. The Cambria Quartz Countertops with Kohler Touchless Faucet were upgraded in 2017 and provide a touch of elegance. Preparing dinner for two or a crowd is simple & easy in this U-Shape kitchen design with plenty of Solid Alder Cabinets to the Ceiling. The Buffet Island serves as both a practical



preparation area and a welcoming focal point for gatherings. The main bath bright & white features a unique cabinet with extra storage at the bottom & Richelieu pull out organizers for storing a ton of Lotions & Potions. Beautiful tile to the ceiling surrounds the tub & the extended mirror adds a feeling of spaciousness. The Primary Bedroom is ready for rest & rejuvenation with floor to ceiling mirrored closet doors with organizer shelves, a new window in 2022 & covered with Lifetime Warranty Hunter Douglas Up/Down Blinds & Black out Window Coverings as well as a Ceiling Fan with light & mounted remote. Enjoy the morning sunshine through the soon to be installed new window in the second bedroom, which also has a Hunter Douglas window covering and floor to ceiling mirrored closet doors. Host family or friends or Air BnB/VRBO guest in the amazing, self-contained Legal Suite REGISTERED (#BL249981) with the City of Calgary . Shared laundry, in the adjacent mechanical room is an added bonus for those enjoying the cozy suite. Relax with an early morning cup of tea, an evening barbecue, or gather with friends around a fire pit in the massive yard that is your private oasis. The multiple sitting areas give you the option to entertain or simply enjoy your surroundings. Keep your vehicles warm and snow free in the 24'x26' oversized double car garage. The built-in shelves & workbench will keep your tools & outdoor items organized. Act Fast, This Gem won't Last!

Built in 1958

Essential Information

MLS® #	A2085905
Price	\$513,900
Sold Price	\$510,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	878
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2424 39 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B1A9

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Quartz Counters, Storage
Appliances	Convection Oven, Dishwasher, Dryer, Electric Stove, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Garage Control(s), Gas Dryer, Gas Range, Gas Water Heater, Humidifier, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	High Efficiency, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished, Suite

Exterior

Exterior Features	Dog Run, Fire Pit, Garden, Lighting, Private Yard, Rain Barrel/Cistern(s)
Lot Description	Back Lane, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Low Maintenance Landscape, Landscaped, Level, Yard Lights, Private

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 12th, 2023
Date Sold	November 23rd, 2023
Days on Market	42
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	GREATER CALGARY REAL ESTATE
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.