

\$529,900 - 2228 39 Street Se, Calgary

MLS® #A2109849

\$529,900

5 Bedroom, 2.00 Bathroom, 926 sqft

Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

Welcome to 2228 39th Street SE, nestled in the heart of Forest Lawn SE. This property presents a unique opportunity for both homeowners and investors alike. Situated on an RC-2 lot, this home offers ample potential for development, with permitted uses under the City of Calgary's Bylaw IP2007 allowing for the creation of secondary suites, making it an ideal investment for those looking to maximize rental income or accommodate extended family members.

Spanning a generous lot measuring 15.23m x 38.41m, the possibilities are endless.

The below grade level features an updated 1 bedroom and den, illegal suite complete with a living room, kitchen, and 4-piece bath. Above grade, you'll find 3 bedrooms, a 4-piece bath, a large eat-in kitchen, and a comfortable living room. Recent upgrades include retrofits from Bathfitters in each bathroom, adding a touch of modern elegance to the space. The entire home has been freshly painted and meticulously maintained, ensuring a move-in ready experience for its new owners.

Outside, a single-car garage provides convenient storage, while ample space for RV parking and additional vehicles offers flexibility and convenience. The property's tree-lined street enhances its curb appeal, while its proximity to schools and amenities adds to its desirability.



Forest Lawn SE is a vibrant community with a promising future. As one of Calgary's up-and-coming neighborhoods, it offers a range of amenities including parks, shopping centers, and recreational facilities and schools. With ongoing developments and improvements in the area, including infrastructure upgrades and revitalization projects, Forest Lawn SE is poised for continued growth and investment, making it an attractive destination for homebuyers and investors alike.

Built in 1958

Essential Information

MLS® #	A2109849
Price	\$529,900
Sold Price	\$525,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	926
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2228 39 Street Se
Subdivision	Forest Lawn

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A1R7

Amenities

Parking Spaces	4
Parking	Additional Parking, Garage Faces Rear, Off Street, Rear Drive, Single Garage Detached

Interior

Interior Features	Vinyl Windows
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Suite

Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2024
Date Sold	April 4th, 2024
Days on Market	29
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Greater Calgary Real Estate
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