

# \$250,000 - 803, 919 38 Street Ne, Calgary

MLS® #A2111609

**\$250,000**

2 Bedroom, 1.00 Bathroom, 994 sqft

Residential on 0.00 Acres

Marlborough, Calgary, Alberta

Welcome to this promising opportunity nestled in the vibrant community of Marlborough. With 2 bedrooms, 1 bathroom, a covered carport, and 1191 SqFt of developed living space, this property offers immense potential for investors or flippers.

Location is key, and this townhouse is perfectly situated within walking distance from LRT, grocery stores, shopping centers, and green spaces. Families will appreciate the convenience of having all levels of schools just a 5-minute drive away as well.

The split-level kitchen design fosters a sense of connection with the living room, making it ideal for entertaining or family gatherings. Plus, the soaring ceilings in the living room enhance the spaciousness of the layout. You can also enjoy privacy in the backyard with your own deck, perfect for relaxation or outdoor dining.

Those looking to renovate will certainly appreciate the upgraded vinyl flooring throughout. With ample storage space in the basement while completing your project, this unit is ready to be transformed. Don't miss out on the opportunity to turn this townhouse into your next lucrative investment!

Built in 1978

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2111609      |
| Price          | \$250,000     |
| Sold Price     | \$271,500     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 994           |
| Acres          | 0.00          |
| Year Built     | 1978          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 4 Level Split |
| Status         | Sold          |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 803, 919 38 Street Ne |
| Subdivision | Marlborough           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2A 6E1               |

### Amenities

|                |         |
|----------------|---------|
| Amenities      | None    |
| Parking Spaces | 1       |
| Parking        | Carport |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), See Remarks                                                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                            |
| Cooling           | None                                                                                  |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Gas, Living Room                                                                      |
| Has Basement      | Yes                                                                                   |
| Basement          | See Remarks                                                                           |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Private Yard        |
| Lot Description   | Back Yard           |
| Roof              | Asphalt Shingle     |
| Construction      | Stucco, Wood Siding |
| Foundation        | Poured Concrete     |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2024 |
| Date Sold      | March 24th, 2024 |
| Days on Market | 2                |
| Zoning         | M-C1 d43         |
| HOA Fees       | 0.00             |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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