

\$579,000 - 1321 39 Street Se, Calgary

MLS® #A2113158

\$579,000

5 Bedroom, 2.00 Bathroom, 973 sqft
Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

LEGAL SUITE | DOUBLE GARAGE with 9-foot overhead door| FIVE BEDROOMS | Live up and rent out the LEGAL basement suite to make home ownership an affordable reality -- Or walk into a profitable turn-key investment property with a legal basement suite registered with the City of Calgary. BE SURE TO TAKE THE 3-D VIRTUAL TOUR"CLICK THE LINK

Come and see this FIVE bedroom, TWO bath home with lots to offer. The main floor features a storage rich kitchen overlooking the backyard complete with a full appliance set including a dishwasher and a microwave hood fan. The open living room with HARDWOOD floors features a lovely FIREPLACE as a centerpiece and includes just recently installed RECESSED LIGHTING on dimmers. The three bedrooms all have luxury VINYL PLANK flooring just recently installed.

What are the top items that tenants look for in basement suites? Bright BIG WINDOWS, a DISHWASHER, DOUBLE KITCHEN SINK, a TUB and lots of STORAGE. This legal suite has it all!!! The legal basement suite has a sharp REMODELED KITCHEN with an open floor plan. The lower tenants will enjoy a full appliance set including a dishwasher and microwave hood fan. The TWO bedrooms and living room all have newer VINYL PLANK flooring. The bathroom includes a full tub/shower and lots of storage. Make note of



the large vinyl windows throughout the lower legal suite that offer lots of natural light making this space very welcoming. With its FRESH COAT OF PAINT, this legal suite is ready for its new owners!

The yard features a newer DECK, storage SHED, large tree and lots of room to play in a very deep and fully FENCED YARD. The DOUBLE DETACHED GARAGE with furnace will be attractive to those with tall vehicles as the overhead door is 9ft tall! (Note the furnace in the garage needs replacing)

Notable items include UPGRADED INSULATION in the attic (2021), 50-gallon HOT WATER TANK (2017), all WINDOWS replaced, new VINYL PLANK in the basement and upper bedrooms, basement KITCHEN RENO (2018), NEW PAINT (main 2022, lower 2024), HUMIDITY SENSING bath fans, and an extra off street parking spot near the double garage.

There is EXTREME VALUE in a legalized suite like this one—no stress about the city shutting you down and sleep easy knowing your tenants are safe! WHY INVEST IN AN ILLEGAL SUITE AND PUT YOURSELF AT RISK?

With schools up the street, bus stop a 3-minute walk away, health clinic just around the corner, international avenue with all restaurants, shopping and amenities so close by, this is definitely a home to come and see!

OPEN HOUSE SAT MARCH 16 11AM – 1PM.

Built in 1958

Essential Information

MLS® #	A2113158
Price	\$579,000
Sold Price	\$562,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	973
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1321 39 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 1H6

Amenities

Parking Spaces	3
Parking	Additional Parking, Alley Access, Double Garage Detached, Heated Garage, Off Street, Parking Pad

Interior

Interior Features	No Smoking Home, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows
Appliances	Dryer, Garage Control(s), See Remarks, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Few Trees, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 9th, 2024
Date Sold	March 27th, 2024
Days on Market	17
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Baxter & Associates Real Estate Services
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