

# \$329,900 - 808, 919 38 Street Ne, Calgary

MLS® #A2165299

**\$329,900**

3 Bedroom, 2.00 Bathroom, 1,227 sqft  
Residential on 0.00 Acres

Marlborough, Calgary, Alberta

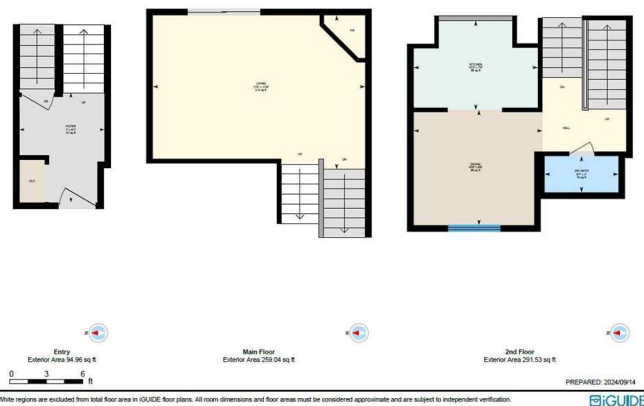
Discover this beautifully updated 4-level split townhouse, ideally located just minutes from downtown Calgary, with quick access to 16th Avenue and within walking distance to LRT, shopping, schools, and grocery stores. Featuring over 1,300 sq. ft. of living space, this home offers 3 bedrooms and 2 bathrooms. The main floor includes a spacious living room with vaulted ceilings, a unique gas fireplace, and full-length glass doors leading to a private patio. Recent updates on this level include new luxury vinyl plank flooring in the living room and kitchen. Upstairs, you'll find three comfortable bedrooms with new carpet and a renovated 4-piece bathroom. The basement features a large rec room, which can double as an additional bedroom, and new luxury vinyl plank flooring. The laundry area is also conveniently located in the basement. Additional updates include new windows throughout, enhancing both energy efficiency and aesthetics. As an end unit with a covered parking stall, this townhouse offers added privacy and convenience. With super low condo fees, it presents an affordable opportunity for both first-time buyers and investors. Many recent update include new window (2021), new flooring (2021), renovated bathroom (2021), new hardware, plumbing fixture and more!! Donâ€™t miss outâ€™call today for a private viewing!

Built in 1978



808-919 38 St NE, Calgary, AB

Main Building: Total Exterior Area Above Grade 1226.97 sq ft



While regions are excluded from total floor area in iGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

PREPARED: 20240914  
iGUIDE

## Essential Information

MLS® #	A2165299
Price	\$329,900
Sold Price	\$319,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,227
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Sold

## Community Information

Address	808, 919 38 Street Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6E1

## Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Carport

## Interior

Interior Features	Ceiling Fan(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	None
Lot Description	Corner Lot, Low Maintenance Landscape, Level, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 17th, 2024
Date Sold	October 5th, 2024
Days on Market	18
Zoning	M-C1 d43
HOA Fees	0.00

**Listing Details**

Listing Office	Top Producer Realty and Property Management
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