

\$495,000 - 2219 39 Street Se, Calgary

MLS® #A2175966

\$495,000

4 Bedroom, 1.00 Bathroom, 938 sqft

Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

Welcome to this well-maintained 4-bedroom home, brimming with potential and excellent investment opportunities. Nestled on a large 50 x 125 ft lot, this property is an ideal candidate for redevelopment or renovation. Many big-ticket items have been updated in recent years, including the roof, all main floor windows, furnace, and water tank, ensuring longevity and peace of mind. Upon entry, youâ€™ll discover a functional layout with a bright main floor that includes 3 bedrooms, a full 4-piece bathroom, and a kitchen featuring a picturesque window framing views of the expansive west-facing backyard. The lower level, which boasts a 4th bedroom, awaits your personal touch, providing a partially finished canvas ready for your creative design. With a rear separate entrance already in place, the home offers tremendous potential for generating future income. This backyard, complete with a single-car garage, provides ample space to maintain as-is or the option to build your dream double or even triple-car garage to suit your needs. This beloved home has been meticulously cared for by the same family for over five decades, showcasing years of pride in ownership, from the well-kept lawn to the cozy interior. Situated on a quiet street, itâ€™s just steps away from multiple schools and the vibrant Forest Lawn Community Centre, now featuring an exciting new seating area, basketball court, and inclusive playground. This incredible central location offers quick access to 17 Ave SE, Stoney Trail,



and downtown Calgary, making commutes and daily errands a breeze. Don't miss the chance to make this charming property your own—whether as your residence, a lucrative rental, or the starting point for your next project! Schedule your showing today!

Built in 1958

Essential Information

MLS® #	A2175966
Price	\$495,000
Sold Price	\$495,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	938
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2219 39 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1A6

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Ceiling Fan(s), Vinyl Windows
Appliances	Bar Fridge, Dryer, Electric Range, Freezer, Garage Control(s),

	Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2024
Date Sold	November 5th, 2024
Days on Market	5
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Charles
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