



## 2219 38 Street Calgary Alberta

\$549,000

OPPORTUNITY ARISES IN FOREST LAWN. You choose: investment property, or multiple bedroom family home with sperate zones for living, or a great holding property with tenants in place. A currently zoned RC-2 property ON A BIG LOT! Located on a very quiet wide street in a well sought after International neighborhood, Forest Lawn. Spacious 3 bedroom main and 2 bedroom illegal basement suite with two separate entrances, a side entrance and a walk out/up to the yard. The property is well maintained and tenants have been there for several years and will like to stay. The community is being revitalized with new and up coming developments, as well, there are two schools, public and Catholic only a few blocks away from the property. Grocery Shopping and Buses are also within walking distances. Professionally managed by Greenleaf Property Management. Check this home out SOON, as this great opportunity will go fast. (id:6769)

4pc Bathroom 6.25 Ft x 5.00 Ft

Bedroom 9.83 Ft x 10.67 Ft

Living room 15.83 Ft x 11.42 Ft

Bedroom 11.42 Ft x 10.50 Ft

Bedroom 7.92 Ft x 7.92 Ft

Primary Bedroom 12.00 Ft x 11.50 Ft

4pc Bathroom 8.17 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://beckedorf.ca/>



**See**

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
[arobinson@cirrealty.ca](mailto:arobinson@cirrealty.ca)