



## 3216 39 Street Calgary Alberta

\$529,800

Welcome to 3216 39th St. SE - A Family-Oriented Community! This charming home is located in a family-friendly neighbourhood, conveniently close to schools and amenities. The main floor features a quaint kitchen with white cabinets, stainless steel appliances, and an eating area. The kitchen is finished with durable linoleum flooring. The comfortable living room offers vinyl plank flooring and a cozy wood-burning stove, perfect for relaxing. The primary bedroom includes a walk-in closet and also has vinyl plank flooring, as do the second bedroom and the main 4-piece bathroom. An additional versatile room on the main floor can serve as a den, office, and it provides direct access through patio doors to an oversized deck, ideal for outdoor entertaining. The lower level offers a large family room with built-in speakers and a dry bar with chairs, providing a great space for entertaining. There is also a spacious bedroom with vinyl plank flooring and a four-piece bathroom featuring a luxurious jetted tub. The laundry room is conveniently located on this level. This property has been thoughtfully updated with a newer roof, windows, furnace, and hot water tank. The oversized garage is heated and insulated with an 8-foot-high door, offering ample space for vehicles or a workshop. The front yard is well-maintained, while the backyard features a large wooden deck and low-maintenance decorative rock. This is an excellent family home ready for you to see today! (id:6769)

Recreational, Games room 17.00 Ft x 16.92 Ft

Bedroom 12.67 Ft x 12.42 Ft

Other 3.58 Ft x 3.33 Ft

Other 10.08 Ft x 8.83 Ft

4pc Bathroom 12.75 Ft x 8.33 Ft

Laundry room 10.08 Ft x 8.00 Ft

Living room 14.75 Ft x 13.33 Ft

Other 15.83 Ft x 13.42 Ft

Primary Bedroom 13.42 Ft x 9.83 Ft

Bedroom 13.42 Ft x 8.58 Ft

Den 9.92 Ft x 8.58 Ft

Other 5.00 Ft x 4.75 Ft

Foyer 6.25 Ft x 3.50 Ft

4pc Bathroom 7.58 Ft x 4.92 Ft

Listing Presented By:



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(CENTRAL)**

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