



## 133 38 Avenue Calgary Alberta

\$699,700

This well maintained pet and smoke free duplex( no monthly condo fee) is ideally situated just steps away from the scenic Elbow River pathways and Stanley Park. Located within walking distance to the 39 Avenue C-Train Station, Rideau Park School (K-9), and within the designated zone for Western Canada High School, this property offers unparalleled convenience for families and urban professionals alike. The home features a functional layout with 3 spacious bedrooms upstairs , entertainment on main floor , and oversized single attached garage, and numerous recent upgrades, including: o Triple-pane windows (installed in 2022, valued at \$30K) o High-efficiency furnace (2021) o Air conditioner (2023) o Water softener (2022) o Washer , dryer (2021) and Dishwasher(2023) o WiFi-enabled garage door (2019) The second floor, including the staircases, boasts stunning hardwood flooring, adding to the elegance of the home. South facing backyard offers abundance of natural lights throughout the day. Located within walking distance to the trendy Mission District, this home offers the perfect blend of inner-city living and suburban tranquility. Experience the vibrant lifestyle, with parks, schools, and amenities all just a short stroll away! (id:6769)

4pc Bathroom 6.58 Ft x 7.42 Ft

4pc Bathroom 9.00 Ft x 9.33 Ft

Primary Bedroom 13.83 Ft x 12.25 Ft

Bedroom 11.25 Ft x 7.42 Ft

Bedroom 9.92 Ft x 9.92 Ft

Dining room 8.92 Ft x 9.92 Ft

Living room 14.42 Ft x 13.08 Ft

2pc Bathroom 5.42 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
Grand Realty



CIR

**REALTY**

149 West Lakeview Point , Calgary,  
AB,

Phone: 403-585-5270  
cawarawa@shaw.ca