



## 2419 39 Street Calgary Alberta

\$509,900

Excellent starter home nicely updated on a large spacious west backing lot Fully developed. Three bedrooms, two bathrooms, two living family rooms. Very spacious country kitchen with large dining area. Oversized single garage (24x16 feet, power). Updating includes: mid efficient furnace, hardwood flooring, some windows, kitchen appliances, dryer recently replaced, hot water tank (2021). Some bathroom upgrading. Gas fireplace in living room Main sewer line replaced in 2023. Dog kennel in basement, (id:6769)

Family room 12.75 Ft x 11.75 Ft

Recreational, Games room 11.00 Ft x 10.75 Ft

Bedroom 10.83 Ft x 10.00 Ft

3pc Bathroom Measurements not available

Laundry room 15.00 Ft x 7.17 Ft

Other 16.00 Ft x 16.00 Ft

Living room 16.00 Ft x 11.50 Ft

Primary Bedroom 13.00 Ft x 11.58 Ft

Bedroom 13.00 Ft x 9.00 Ft

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
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CIR

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