



1509 38 Street Calgary Alberta

\$595,900

****OPEN HOUSE SATURDAY MARCH 14 12-2 PM****Welcome to this upgraded bungalow on a quiet street in Forest Lawn, offering flexibility, modern updates, and excellent income potential. The bright main level features natural hardwood flooring, large windows bringing in plenty of natural light, and an inviting living area that flows into the eat-in kitchen with dark shaker cabinetry, tile backsplash, and stainless chimney-style hood fan. Two bedrooms and a full bathroom with vessel-sink vanity complete the upper level. The legal, registered basement suite provides additional living space with its own kitchen, living and dining area, 2 bedrooms, and full bathroom with jetted tub!—ideal for extended family or rental opportunities. A separate entrance offers privacy and convenience between levels. Major upgrades include roof (2018), windows (2018), attic insulation (2018), new wiring (2021), furnace (2022), hot water tank (2022), and central A/C (2022), offering comfort and efficiency for years to come. Step outside to a backyard designed for relaxing and entertaining—a true private oasis featuring a deck-area BBQ station and hot tub wiring already in place. The heated oversized double garage with 220V power creates an excellent workspace, while the 40-ft RV parking pad with 50-amp plug and large concrete parking area provide exceptional flexibility. This versatile property has served as a personal residence, Airbnb, and furnished rental, demonstrating its adaptability for a variety of living or income strategies. Located near International Avenue shopping, parks, schools, transit routes, and major road connections. (id:6769)

- 3pc Bathroom 10.75 Ft x 10.50 Ft
- Bedroom 10.83 Ft x 10.00 Ft
- Bedroom 7.33 Ft x 13.17 Ft
- Kitchen 10.75 Ft x 10.17 Ft
- Laundry room 7.75 Ft x 5.42 Ft
- Recreational, Games room 10.50 Ft x 10.25 Ft

- Furnace 6.17 Ft x 4.25 Ft
- 4pc Bathroom 9.83 Ft x 4.92 Ft
- Bedroom 9.83 Ft x 7.92 Ft
- Kitchen 9.92 Ft x 14.83 Ft
- Living room 13.17 Ft x 14.00 Ft
- Primary Bedroom 23.33 Ft x 10.92 Ft

Listing Presented By:



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