



## 2002 38 Street Calgary Alberta

\$660,000

Inner City living at its finest! Situated on a 31' x 126' corner lot, this stunning residence is just steps away from schools and the vibrant International Avenue, known for its diverse shops and an array of restaurants, along with quick access to rapid transit. Step into the welcoming foyer that leads to an open-concept main floor featuring wide plank flooring, upgraded millwork, and clever built-ins in a soothing neutral palette. The gourmet kitchen is a culinary dream, boasting high-end appliances, including a 6-burner Wolf stove, a Jenn-Air wall oven, a commercial-grade hood fan, and a convenient built-in pot filler. Full-height cabinets and a massive center island provide ample storage. Your fully automated home allows you to control lighting, temperature, and even your favourite tunes with built-in ceiling speakers through Amazon Alexa. Your new home offers incredible versatility, providing two rental opportunities or a private haven for extended family members. With legally suited separate entrances and laundry, two high-efficiency furnaces, and an extra-large 75-gallon hot water tank with a recirculating line, comfort and privacy are paramount. Sound-dampening insulation between the main and lower floors ensures peaceful living. Overlooking the backyard, the inviting living room is perfect for relaxing by the warm gas fireplace. A main-floor den offers flexibility for guests, a home office, or a playroom. The elegant powder room features a floating vanity and a stunning stone tile accent wall that will impress your visitors. The cozy bonus room is ideal for movie nights and family games, providing an optimal layout that ensures privacy between the primary bedroom and children's rooms. A stylish barn slider door leads to the luxurious primary suite, spacious enough for king-sized furniture and complete with a built-in makeup vanity, a custom walk-in closet, and ...

Bonus Room 13.67 Ft x 10.58 Ft  
 Primary Bedroom 15.67 Ft x 12.58 Ft  
 Bedroom 12.67 Ft x 9.92 Ft  
 Bedroom 13.25 Ft x 10.83 Ft  
 5pc Bathroom .00 Ft x .00 Ft  
 Laundry room 6.33 Ft x 3.58 Ft

Bedroom 7.83 Ft x 6.67 Ft  
 Bedroom 13.25 Ft x 10.83 Ft  
 Family room 17.67 Ft x 9.92 Ft  
 Laundry room 4.00 Ft x 3.25 Ft  
 Living room 22.42 Ft x 14.50 Ft  
 Kitchen 15.75 Ft x 14.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**RE/MAX Realty Professionals**

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4pc Bathroom .00 Ft x .00 Ft  
4pc Bathroom .00 Ft x .00 Ft

2pc Bathroom .00 Ft x .00 Ft  
Bedroom 12.08 Ft x 10.42 Ft