

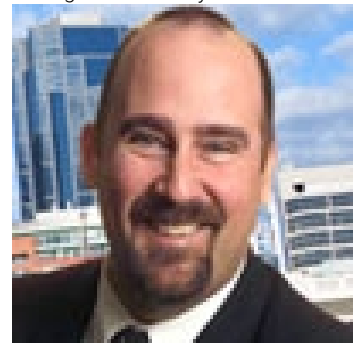


7504 39 Avenue Calgary Alberta

\$1,700

Available February 1, 2026, and ready for rent, this three-bedroom bungalow main-floor unit is ideally located close to all amenities, parks, schools, public transportation, and just minutes from COP. Set on a beautiful, tree-lined street directly across from an elementary school, this home offers both convenience and charm. The main floor features a large, open-concept kitchen and dining area. The kitchen is in good condition with ample cabinetry and generous counter space. Patio doors off the dining area lead to a rear concrete patio—perfect for outdoor enjoyment. The spacious living room includes built-in shelving and a bright bay window. Three good-sized bedrooms are located on the main floor, with original hardwood flooring underneath the carpet. A renovated four-piece bathroom completes the level, featuring new tile and a glass block window. An optional detached garage available for an additional \$300 per month. Pets are allowed. \$35/month per dog and or \$25/month per cat. The utilities are not included. This main unit's tenant pays 65% of utilities (Electricity, gas and water). The basement unit pays 35%. (id:6769)

Listing Presented By:



Originally Listed by:
Century 21 Bamber Realty LTD.

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca