



## 919 38 Street Calgary Alberta

\$324,900

Welcome to this charming townhome in the heart of Marlborough! This well-priced 3-bedroom, 1.5-bathroom home features 1,100 sq. ft. of comfortable living space, complete with covered parking and a private backyard. Ideally located within walking distance of LRT stations, bus stops, schools, and shopping centers, it offers unmatched convenience and accessibility. The main level boasts a spacious living room with high ceilings, a corner fireplace, a half bathroom, and full-length glass doors leading to a private patio. Upstairs, three generously sized bedrooms with new vinyl windows provide ample natural light, complemented by a 4-piece bathroom. Additional highlights include brand-new vinyl windows and patio door for improved energy efficiency, an unfinished basement with potential for expansion, and low condo fees, making it perfect for first-time buyers or investors. This home seamlessly blends comfort, style, and functionality. (id:6769)

Kitchen 10.00 Ft x 7.50 Ft

Dining room 9.42 Ft x 10.00 Ft

2pc Bathroom 3.00 Ft x 5.67 Ft

Primary Bedroom 9.08 Ft x 14.00 Ft

Bedroom 8.83 Ft x 8.00 Ft

Bedroom 8.92 Ft x 15.00 Ft

4pc Bathroom 8.00 Ft x 5.00 Ft

Laundry room .00 Ft x .00 Ft

Living room 17.25 Ft x 12.00 Ft

Other Measurements not available

Listing Presented By:



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