



## 924 39 Street Calgary Alberta

\$750,000

This charming property presents an incredible opportunity for both living and investment, ideally situated on a spacious 50' lot close to all amenities--downtown, shopping, schools, and transportation. This well-built home features durable drywall construction and 2x10 joists, ensuring lasting quality. The basement offers a separate side entrance, a secondary suite would be subject to approval and permitting by the city/municipality. You'll appreciate the hardwood flooring in the living room, enhancing the home's warm atmosphere. Additionally has an expansive recreation room downstairs, two bedrooms and 3pc bath. The large rear yard provides ample space for future construction or the possibility of adding a garage. Conveniently, the laundry area is located in the basement and includes a stainless steel sink for your convenience. Don't miss out on this opportunity! Buy now, enjoy the current comforts, and consider building your dream home close to downtown in the future. We look forward to welcoming you to your new home! (id:6769)

Recreational, Games room 24.83 Ft x 13.00 Ft

Bedroom 10.42 Ft x 8.92 Ft

Bedroom 9.00 Ft x 10.75 Ft

Other 7.00 Ft x 3.25 Ft

Living room 18.00 Ft x 13.50 Ft

Kitchen 13.50 Ft x 9.83 Ft

Bedroom 13.42 Ft x 9.58 Ft

Primary Bedroom 13.33 Ft x 11.50 Ft

Bedroom 11.50 Ft x 9.83 Ft

4pc Bathroom 9.17 Ft x 5.08 Ft

3pc Bathroom 5.33 Ft x 6.25 Ft

Listing Presented By:



Originally Listed by:  
First Place Realty

**RE/MAX Realty Professionals**

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