

**2419 39 Street SE**  
**Calgary, Alberta**

**MLS # A2174521**



**\$509,900**

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,034 sq.ft.	<b>Age:</b>	1958 (66 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Dog Run Fenced In, Landscaped, Rectangular Lot		

<b>Heating:</b>	Mid Efficiency, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers		

**Inclusions:** Storage shed

Excellent starter home nicely updated on a large spacious west backing lot Fully developed. Three bedrooms, two bathrooms, two living family rooms. Very spacious country kitchen with large dining area. Oversized single garage (24x16 feet, power). Updating includes: mid efficient furnace, hardwood flooring, some windows, kitchen appliances, dryer recently replaced, hot water tank (2021). Some bathroom upgrading. Gas fireplace in living room Main sewer line replaced in 2023. Dog kennel in basement,