

2219 39 Street SE
Calgary, Alberta

MLS # A2175966



\$495,000

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	938 sq.ft.	Age:	1958 (66 yrs old)
Beds:	4	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Vinyl Windows		

Inclusions: Shed

Welcome to this well-maintained 4-bedroom home, brimming with potential and excellent investment opportunities. Nestled on a large 50 x 125 ft lot, this property is an ideal candidate for redevelopment or renovation. Many big-ticket items have been updated in recent years, including the roof, all main floor windows, furnace, and water tank, ensuring longevity and peace of mind. Upon entry, you'll discover a functional layout with a bright main floor that includes 3 bedrooms, a full 4-piece bathroom, and a kitchen featuring a picturesque window framing views of the expansive west-facing backyard. The lower level, which boasts a 4th bedroom, awaits your personal touch, providing a partially finished canvas ready for your creative design. With a rear separate entrance already in place, the home offers tremendous potential for generating future income. This backyard, complete with a single-car garage, provides ample space to maintain as-is or the option to build your dream double or even triple-car garage to suit your needs. This beloved home has been meticulously cared for by the same family for over five decades, showcasing years of pride in ownership, from the well-kept lawn to the cozy interior. Situated on a quiet street, it's just steps away from multiple schools and the vibrant Forest Lawn Community Centre, now featuring an exciting new seating area, basketball court, and inclusive playground. This incredible central location offers quick access to 17 Ave SE, Stoney Trail, and downtown Calgary, making commutes and daily errands a breeze. Don't miss the chance to make this charming property your own—whether as your residence, a lucrative rental, or the starting point for your next project! Schedule your showing today!