

**2219 38 Street SE**  
**Calgary, Alberta**

**MLS # A2176245**



**\$524,900**

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	941 sq.ft.	<b>Age:</b>	1958 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Standard Shaped Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, See Remarks		

**Inclusions:** none

GREAT OPPORTUNITY IN FOREST LAWN. You choose: investment property, or multiple bedroom family home with sperate zones for living, or a great holding property with tenants in place. A currently zoned RC-2 property ON A BIG LOT! Located on a very quiet wide street in a well sought after International neighborhood, Forest Lawn. Spacious 3 bedroom main and 2 bedroom illegal basement suite with a separate entrance for lower level. Tenants have been there for several years and will like to stay with good revenue generation. The community is being revitalized with new and up coming developments, as well, there are two schools, Public and Catholic only a few blocks away from the property. Grocery Shopping and Buses are also within walking distances. Professionally managed by Greenleaf Property Management. Check this home out SOON, as this great opportunity will go fast.