

**2014 39 Street SE**  
**Calgary, Alberta**

**MLS # A2196846**



**\$450,000**

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,037 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate

**Roof:** Tar/Gravel

**Basement:** Finished, Full

**Exterior:** Stucco, Wood Frame, Wood Siding

**Foundation:** Poured Concrete

**Features:** Chandelier, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Wet Bar

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** None

**AFFORDABLE SINGLE FAMILY | MODERNLY RENOVATED | FULLY FINISHED | 5 BEDROOMS | NEW WINDOWS | NEW KITCHEN | NEW BATHROOMS | ALMOST EVERYTHING IS NEW |** Gorgeously renovated from top to bottom 5 bedroom home! Ideally located within walking distance to schools and International Avenue boasting diverse shops, endless restaurants and the rapid transit line. Then come home to a quiet sanctuary where everything is brand new and beautifully designed. A fenced west-facing front deck greets guests and invites peaceful morning coffees. Inside this stunning abode are all new flooring (no carpet!), new fixtures, new windows, newly renovated kitchen and bathrooms and a showstopping design that perfectly blends style with function. The floor-to-ceiling brick enclosed fireplace is a charming focal point in the relaxing living room. Windows flank the front door ensuring endless natural light throughout the day. Designer lighting in the dining room creates a casually elegant atmosphere for your family meals and entertaining. Modernly renovated, the new kitchen inspires culinary adventures featuring stone countertops, stainless steel appliances, full-height cabinets and a window above the sink for loads of sunshine. This level is also home to 3 spacious and bright bedrooms as well as a beautifully renovated 4-piece bathroom. A fantastic feature wall and chic lighting add to the luxuriousness as you descend the stairs to the finished basement. Gather in the large rec room for movies and games nights then effortlessly refill drinks and snacks at the contemporary wet bar. 2 additional bedrooms and another newly renovated bathroom are also on this level creating outstanding versatility for large families, guests and multi-generational living or private spaces for work, play, hobbies and fitness. The large backyard is fully fenced with a soaring

mature tree further adding to the privacy. This unbeatable location is close to everything including the rapid transit line, Deerfoot Trail and Stoney Trail for easy access in and out of the neighbourhood.