

**2224 38 Street SE**  
**Calgary, Alberta**

**MLS # A2211192**



**\$519,000**

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	919 sq.ft.	<b>Age:</b>	1958 (67 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Separate Entrance		

**Inclusions:** N/A

Beautifully Updated 3+2 Bedroom Bungalow on a Spacious R-GC Lot! This charming home features a bright living room with large windows and laminate flooring throughout the main level. The open-concept kitchen and dining nook create a welcoming, functional space. Enjoy the peace of mind that comes with updates completed approximately 5 years ago, including the roof/shingles, windows, flooring, and an upgraded electrical panel. The fully developed basement includes a 2-bedroom illegal suite with a separate entrance and shared laundry area—perfect for extended family or potential rental income. Outside, you’ll find a massive backyard and an oversized double garage, offering plenty of space for outdoor living and storage. Great opportunity for the first time homebuyer and investor!