



\$ 499,000.00

## 107 38 AVENUE SW CALGARY

<https://paulbrinton.com>

Inner city living with a MC-! Lot! Looking for a property to invest in long term? Move in now or hold to build your dream home later. This cozy bungalow could have you live upstairs and rent the downstairs. Refurbished hardwood floors on the main floor and updated bathroom compliment...

- 4 beds
- 2 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1152666

**Type:** Detached

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-10-06 18:31:04

**Bathrooms:** 2

**Bedrooms Above Grade:** 2

**Date added:** 10/06/21

**Two Piece Bath:** 1

**Lot size:** 3810 sq ft

**Year built:** 1952

**Parking:** Parking Pad

## PROPERTY FEATURES

**Total Parking:** 3

**Community Features:**

Park,Sidewalks,Shopping Nearby

**Fencing:** None

**Cooling:** None

**Interior Features:** Built-in Features,Ceiling Fan(s)

**Roof Type:** Asphalt Shingle

**Flooring:** Carpet,Vinyl,Wood

**Exterior Features:** None

**District:** CAL Zone CC

**Inclusions:** None

**Lot Features:** Rectangular Lot,See Remarks

**Heating Type:** Forced Air,Natural Gas

## PROPERTY INFORMATION

**Basement:** Full, Partially Finished

**Laundry features:** In Basement

**Transaction Type:** For Sale

**Levels:** One

**Zoning:** MC-1

**List Price Square Foot:** \$ 589.83



**Title Land:** Fee Simple

**Rooms Above Grade:** 5

**Suite:** No

**Frontage Metres:** 15.24M 50`0"

**Living Area SF:** 846.00

**Structure Type:** House

**Restrictions:** None Known

**Photo Count:** 29

**Construction Materials:** Mixed,Wood  
Frame

**Foundation:** Poured Concrete

**Appliances:** Electric  
Stove,Refrigerator,Washer/Dryer,Window  
Coverings

**Subdivision Name:** Parkhill

**Lot Size Acres:** 0.09

