



\$ 625,000.00

## 2615 38 STREET SW CALGARY

<https://paulbrinton.com>

Updated air-conditioned Glendale bungalow with 3-bedroom main level and comfortable, spacious 1 bedroom illegal suite in the basement (R-1s zoning permitted use for suite). Large newer windows spill natural light all day into a bright, open main level. Functional, connected, redesigned kitchen featuring new appliances, lots of storage and quartz...

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

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## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1157755

**Type:** Detached

**Bedrooms:** 4

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-23 18:20:18

**Bathrooms:** 2

**Bedrooms Above Grade:** 3

**Date added:** 11/10/21

**Lot size:** 5199 sq ft

**Year built:** 1954

**Parking:** Double Garage Detached, Garage Door Opener, Insulated, RV Access/Parking, See Remarks

## PROPERTY FEATURES

**Garage YN:** Yes

**Flooring:** Carpet,Hardwood,Tile

**Exterior Features:** Private Yard

**District:** CAL Zone W

**Inclusions:** Power blinds, Attached shelves in garage, Central Air Conditioner

**Lot Features:** Back Lane,Back Yard,Front Yard,Lawn,Landscaped,Street Lighting,Private,Rectangular Lot,See Remarks,Zero Lot Line

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

**Total Parking:** 4

**Community Features:** Park,Schools Nearby,Playground,Pool,Sidewalks,Street Lights,Tennis Court(s),Shopping Nearby

**Fencing:** Fenced

**Cooling:** Central Air

**Interior Features:** Breakfast Bar,Ceiling Fan(s),Double Vanity,No Smoking Home

**Roof Type:** Asphalt Shingle



## PROPERTY INFORMATION

**Basement:** Full, Suite

**Laundry features:** In Basement

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 6

**Suite:** Suite - Illegal

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

**Living Area SF:** 1109.30

**Structure Type:** House

**Restrictions:** None Known

**Levels:** One

**Zoning:** R-C1s

**List Price Square Foot:** \$ 608.49

**Photo Count:** 40

**Construction Materials:** Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Central Air  
Conditioner,Dishwasher,Dryer,Microwave  
Hood  
Fan,Refrigerator,Stove(s),Washer,Window  
Coverings

**Subdivision Name:** Glendale

**Lot Size Acres:** 0.12

