

808, 919 38 Street NE
Calgary, Alberta

MLS # A2165299



\$329,900

Division:	Marlborough		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,227 sq.ft.	Age:	1978 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Carport		
Lot Size:	-		
Lot Feat:	Corner Lot, Low Maintenance Landscape, Level, Street Lighting, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 399
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1 d43
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Vaulted Ceiling(s)		

Inclusions: N/A

Discover this beautifully updated 4-level split townhouse, ideally located just minutes from downtown Calgary, with quick access to 16th Avenue and within walking distance to LRT, shopping, schools, and grocery stores. Featuring over 1,300 sq. ft. of living space, this home offers 3 bedrooms and 2 bathrooms. The main floor includes a spacious living room with vaulted ceilings, a unique gas fireplace, and full-length glass doors leading to a private patio. Recent updates on this level include new luxury vinyl plank flooring in the living room and kitchen. Upstairs, you'll find three comfortable bedrooms with new carpet and a renovated 4-piece bathroom. The basement features a large rec room, which can double as an additional bedroom, and new luxury vinyl plank flooring. The laundry area is also conveniently located in the basement. Additional updates include new windows throughout, enhancing both energy efficiency and aesthetics. As an end unit with a covered parking stall, this townhouse offers added privacy and convenience. With super low condo fees, it presents an affordable opportunity for both first-time buyers and investors. Many recent update include new window (2021), new flooring (2021), renovated bathroom (2021), new hardware, plumbing fixture and more!! Don't miss out—call today for a private viewing!