

2034 38 Street SE  
Calgary, Alberta

MLS # A2167695



## \$499,900

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,651 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome home to this stunning duplex! This beautifully maintained property offers ample space with three bedrooms and 2.5 bathrooms, providing comfort and convenience for any family. The main level features a bright and airy open floor plan with a large living room, perfect for entertaining. The entryway leads into a spacious dining room filled with natural light from the large west facing window. The contemporary kitchen boasts stainless steel appliances, quartz countertops, and plenty of cabinet space. The mudroom offers access to a private backyard, ideal for outdoor gatherings. Upstairs, you'll find the master suite complete with a walk-in closet and an en-suite bathroom with dual vanities and a luxurious soaking tub. Two additional well-sized bedrooms and an additional bathroom ensure that everyone has their own space. The unfinished basement allows for many opportunities. This space can be customized to suit your needs, whether as a home office, gym, entertainment area, extra bedrooms or a potential rental. Additional highlights include a two-car garage, high 9ft ceilings throughout, modern fixtures, and a convenient location near local amenities, schools and minutes to downtown. Don't miss the opportunity to own this exceptional property. Schedule your viewing today!