

\$599,900 - 1321 39 Street Se, Calgary

MLS® #A2241033

\$599,900

5 Bedroom, 2.00 Bathroom, 956 sqft

Single Family on 0.14 Acres

Forest Lawn, Calgary, Alberta

CASH FLOW KING with a LEGAL SUITE - City of Calgary Registered SECONDARY SUITE ... \$4,100 Total Income Potential - Was Rented \$2,000 Main Floor 3 Bedroom Suite - and \$1,700 Lower Level 2 Bedroom Legal Suite - \$400 Double Garage (Currently Rented) ... Here is an Opportunity to Live Up and Rent Down with Income from the Lower Suite and the Garage ... This is a Great MORTGAGE HELPER to Get You Started in Home Ownership ... MANY UPGRADES FEATURED THROUGHOUT Including : Newer Flooring and Paint - Newer Windows - Large Egress Basement Windows, Front & Rear Decks, Energy Efficient Lighting, Upgrades Attic Insulation, Smoke Detectors and More ... Fully Fenced Private West Facing Back Yard ... Double Garage with 9" Door and an Extra Parking Pad ... Great Location Close to School and Bus with Only 3 Blocks to International Avenue and Marlborough Mall Close By ... BONUS - New Sewer Line Just Replaced from the House to the Street at a Cost of \$12,000 (id:6289)

Built in 1958

Essential Information

Listings #	A2241033
Price	\$599,900
Bedrooms	5
Bathrooms	2.00



Square Footage	956
Acres	0.14
Year Built	1958
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1321 39 Street Se
Subdivision	Forest Lawn
City	Calgary
Province	Alberta
Postal Code	T2A1H6

Amenities

Amenities	Schools, Shopping
Features	Back lane, No Animal Home, No Smoking Home, Level
Parking Spaces	3
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Window Coverings, Washer & Dryer
Heating	Forced air
Cooling	None
# of Stories	1
Has Basement	Yes
Basement	Suite

Exterior

Exterior	Vinyl siding
Exterior Features	Lawn
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX iRealty Innovations
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