



1509 38 Street SE
Calgary, Alberta

MLS # A2292320



\$575,000

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	913 sq.ft.	Age:	1957 (69 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street, Parking Pad, RV Gated		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Recessed Lighting, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: Pergola and Outdoor Kitchen in the Backyard, Second Dishwasher, Second Refrigerator, Second Stove, Second Garage Door Opener

Welcome to this upgraded bungalow on a quiet street in Forest Lawn, offering flexibility, modern updates, and excellent income potential. The bright main level features natural hardwood flooring, large windows bringing in plenty of natural light, and an inviting living area that flows into the eat-in kitchen with dark shaker cabinetry, tile backsplash, and stainless chimney-style hood fan. Two bedrooms and a full bathroom with vessel-sink vanity complete the upper level. The legal, registered basement suite provides additional living space with its own kitchen, living and dining area, 2 bedrooms, and full bathroom with jetted tub!—ideal for extended family or rental opportunities. A separate entrance offers privacy and convenience between levels. Major upgrades include roof (2018), windows (2018), attic insulation (2018), new wiring (2021), furnace (2022), hot water tank (2022), and central A/C (2022), offering comfort and efficiency for years to come. Step outside to a backyard designed for relaxing and entertaining—a true private oasis featuring a deck-area BBQ station and hot tub wiring already in place. The heated oversized double garage with 220V power creates an excellent workspace, while the 40-ft RV parking pad with 50-amp plug and large concrete parking area provide exceptional flexibility. This versatile property has served as a personal residence, Airbnb, and furnished rental, demonstrating its adaptability for a variety of living or income strategies. Located near International Avenue shopping, parks, schools, transit routes, and major road connections.