



**GRASSROOTS**  
REALTY GROUP

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**2048 38 Avenue SW**  
**Calgary, Alberta**

**MLS # A2301294**



**\$1,295,000**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,030 sq.ft.	<b>Age:</b>	1954 (72 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Lawn, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Shed

This property is situated in a highly sought-after location, making it well suited for use as a family residence, redevelopment project, or investment holding. Prospective buyers have several options, including owner occupancy, leasing the home, or pursuing development opportunities such as constructing a multiplex to optimize returns. The site features an exceptional walkability score, providing convenient access to the vibrant, revitalized Marda Loop district, renowned for its diverse array of new restaurants and boutique shops that further enhance the neighborhood's appeal. Within a 15-minute walk are River Park, a local dog park, and the Elbow River pathway, which offer abundant recreational amenities and picturesque surroundings for residents and visitors alike. The interior includes gleaming hardwood floors throughout the entry, living room, hallways, and three bedrooms. Additional highlights include a four-piece bathroom and a corner kitchen with views of the backyard. A separate side entrance leads to the basement—ideal for rental purposes—which offers two additional bedrooms, laundry facilities, and a kitchen area. Contact your trusted realtor today to arrange a private showing!!!