



GRASSROOTS

REALTY GROUP

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1848 38 Street NE
Calgary, Alberta

MLS # A2307651



\$629,000

Division:	Rundle		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,471 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Gazebo, Landscaped, Lawn, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Refrigerator, Electric Stove, Washer/Dryer

Welcome to a home that offers the perfect blend of space, character, and everyday convenience—ideally located just 16 minutes from downtown and moments from Deerfoot Trail, Stoney Trail, and 16 Ave. Surrounded by mature trees and close to shopping, schools, the hospital, and C-Train access, this home offers the perfect balance of accessibility and livability. This 4-bedroom, 2.5-bath home features soaring vaulted ceilings, rich hardwood floors, and a bright, welcoming living space anchored by a stunning red brick wood-burning fireplace—a true statement piece that brings warmth and character to the home. The kitchen has been thoughtfully updated with quartz countertops and stylish cabinetry offering a sunny breakfast nook as well as a formal dining area on this floor — ideal for everything from family dinners to casual mornings. The main floor also offers a generous third bedroom and a convenient half bath, adding flexibility for guests, a home office, or multigenerational living. Upstairs, you’ll find a spacious primary bedroom with a walk-in closet, a full 4-piece bathroom, and an additional large bedroom—offering a functional and comfortable layout. The exterior has been beautifully updated with durable Hardie board siding, along with newer windows and doors (2018) and a new garage door—giving the home standout curb appeal and long-term peace of mind. Step outside to a covered deck overlooking a beautiful, spacious backyard—complete with a standout firepit area, two storage sheds, and plenty of room to create your dream outdoor space, including future potential for a double garage with convenient back lane access. The home also includes an attached single-car garage and front driveway parking for two vehicles, a rarity in the area. Downstairs, an illegal basement suite with its

own dedicated laundry provides excellent versatility—ideal for extended family, guests, or added income potential. Pride of ownership is evident throughout. Do not miss out on this solid, thoughtfully updated home offering space, character, and exceptional access to amenities—with immediate possession available!! Book a showing today!!