



1106 39 Street SE
Calgary, Alberta

MLS # A2309637



\$679,000

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,201 sq.ft.	Age:	1970 (56 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stucco	Zoning:	RC2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Dry Bar, Granite Counters, No Smoking Home		

Inclusions: n/a

For more information, please click the "More Information" button. Incredible investment opportunity! This fully renovated home is perfect for investors or homeowners looking to offset their costs with potential strong rental income. This property offers the ideal setup to live comfortably. Extensively updated from top to bottom, the home features a brand-new roof, windows, kitchens, bathrooms, flooring, new deck, concrete sidewalks, and a brand-new hot water tank. The furnace is only 7 years old, providing added peace of mind. The basement includes a legal 1-bedroom suite currently rented and a secondary illegal studio. The double heated garage is a mechanic's dream, complete with 220V wiring offering additional income potential. Outside, the large parking pad beside the garage provides enough space for two RV trailers. Furnace as is. Conveniently located within a 15-minute walk to the LRT and Marlborough Shopping Mall, this property combines excellent cash flow, extensive upgrades, and a prime location.