

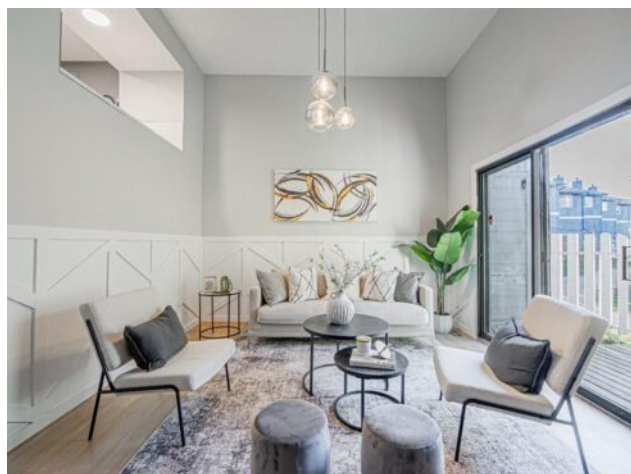


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

602, 919 38 Street NE
Calgary, Alberta

MLS # A2312213



\$329,900

Division:	Marlborough		
Type:	Residential/Other		
Style:	Townhouse		
Size:	1,032 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Attached Carport		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 382
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d43
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

Fully renovated, move-in-ready 4-level split townhouse with soaring vaulted ceilings, a finished lower level, private fenced backyard and covered parking! Beautifully updated from top to bottom, this stylish home offers modern design, flexible living space and exceptional convenience in the heart of Marlborough. Located just steps from the CTrain station, bus routes, shopping, restaurants, schools and parks, it is an excellent option for first-time buyers, professionals, investors or anyone seeking a turnkey home with outstanding transit access. Inside, the thoughtfully redesigned interior features a fully renovated kitchen with quartz countertops, updated cabinetry, tiled backsplash, undermount sink and a brand-new stainless steel appliance package, including a microwave hood fan. The dramatic vaulted living room is highlighted by a designer-inspired floor-to-ceiling tiled fireplace, floating staircase and custom feature wall, while new lighting, fresh paint, updated trim and stylish finishes create a cohesive, elevated feel throughout. The renovated full bathroom includes a modern vanity, updated fixtures and a beautifully tiled tub surround, while the custom-built stair railing with black spindles adds a high-end architectural detail rarely found at this price point. Additional upgrades include luxury vinyl plank flooring, tile and carpet throughout, updated interior doors and hardware, a Ring smart doorbell, professionally serviced furnace with a replaced blower and condensate pump, and professional duct cleaning. Unlike many competing properties, this home also offers a fully finished lower level that provides valuable additional living space, ideal for a rec room, home office, gym, media room or guest area, with a convenient two-piece bathroom nearby. Outside, enjoy a generously sized, private and quiet fenced backyard with a deck, perfect for relaxing or entertaining during the

warmer months. The home also includes a covered attached parking stall for everyday convenience. Pet-friendly complex with board approval, and additional parking stalls may be rented for \$20 per month. Vacant, move-in ready and available for quick possession.