



GRASSROOTS
REALTY GROUP

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802, 919 38 Street NE
Calgary, Alberta

MLS # A2320541



\$315,000

Division:	Marlborough		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,022 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Attached Carport		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Wood Siding
Foundation:	Poured Concrete
Features:	Granite Counters, No Animal Home

Water:	-
Sewer:	-
Condo Fee:	\$ 382
LLD:	-
Zoning:	M-C1 d43
Utilities:	-

Inclusions: N/A

Attention investors and first-time home buyers! Welcome to 919 38 Street NE, a well-maintained 4-level split townhouse located in the vibrant community of Marlborough. This fantastic location is within walking distance to Marlborough CTrain Station, Marlborough Mall, Walmart, Canadian Tire, T&T Supermarket, schools, parks, the community hall, and numerous other amenities. The home offers convenient street parking as well as an attached carport. Inside, you'll find a well-cared-for property featuring a spacious living room on the main level with large windows, vaulted ceilings, and a stunning floor-to-ceiling wood-burning fireplace that creates a warm and inviting atmosphere. The third level features a modern kitchen with ample counter space, updated appliances, and plenty of cabinetry to meet all your culinary needs. On the upper level, you'll find two oversized bedrooms, including a generous walk-in closet, along with a spacious 4-piece bathroom. The basement offers a versatile flex space that can be used as a home office, storage area, or hobby room, along with a large laundry room and utility area housing the furnace and hot water tank. Whether you're looking for your first home or a great investment opportunity, this property offers exceptional value, convenience, and comfort in a highly desirable location. Don't miss your chance to own this wonderful home!