



GRASSROOTS
REALTY GROUP

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3103A 38 Street SW
Calgary, Alberta

MLS # A2349374

\$499,000

Division:	Glenbrook		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	954 sq.ft.	Age:	1962 (64 yrs old)
Beds:	2	Baths:	2
Garage:	Gravel Driveway, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Corner Lot, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: Curtain rod, TV in the Dining Area

Welcome to this well-maintained and thoughtfully upgraded 4-level split semi-detached home, ideally situated on a corner lot in a quiet neighbourhood close to downtown. This inviting home features 3 bedrooms, 2 full bathrooms, a fully finished basement, and a versatile lower-level space that can be used as an additional bedroom, recreation room, home office, or gym. The main level offers a vaulted ceiling, an updated kitchen with generous counter space, and a convenient bar nook. Enjoy the peace and privacy of the fully fenced backyard, complete with a good-sized patio—perfect for relaxing or entertaining. Recent improvements include a newer roof and updated kitchen, adding both comfort and value. With its functional layout, desirable upgrades, corner-lot setting, and convenient location near downtown, this home is a great opportunity for first-time buyers, families, or investors. Don't miss it!