

# \$810,000 - 2608 38 Street Sw, Calgary

MLS® #A2202120

**\$810,000**

4 Bedroom, 2.00 Bathroom, 1,202 sqft

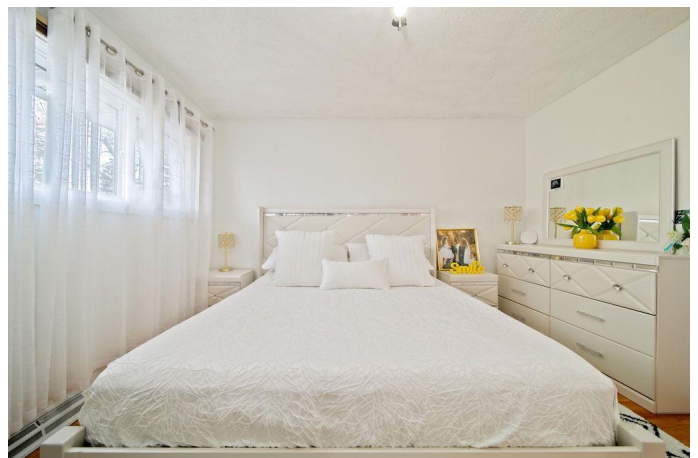
Residential on 0.12 Acres

Glendale., Calgary, Alberta

R-CG zoned Exceptional Bungalow in the prime neighborhood of Glendale. Location, location, location!! Close to all amenities! 5 min walk to c-train, Walmart, Safeway, schools, parks and 17 ave with all the restaurants and shops. 10 min drive to Downtown, Mount Royal University, Golf Courses or Westhills with Superstore, theatre, retail shopping, restaurants and much more. Quick and easy access to ring road and highway 1 to the mountains. Well maintained and freshly painted throughout the house. The kitchen has been upgraded with Cherry wood cabinets, Stainless Steel refrigerator, stove, dishwasher and heated tile flooring in the kitchen. Single car oversized attached garage and additional 3 cars can be parked in the driveway. The back yard is equipped with a covered deck and BBQ gas hookup. Front loaded Kenmore brand washer & dryer. Rec room in the basement comes with Pool table and dart board. House is equipped with 2 separate furnaces for the basement and main floor for additional comfort. Main living room has gas fireplace which make this house a perfect home for a family. This properly ALSO has an asphalt driveway at front of home for more parking . A great character home . Shows 10 out of 10

Built in 1954

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2202120    |
| Price          | \$810,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,202       |
| Acres          | 0.12        |
| Year Built     | 1954        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2608 38 Street Sw |
| Subdivision | Glendale.         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3E3E8            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Soaking Tub, Sump Pump(s)                                                                      |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Fireplace(s), Forced Air                                                                       |
| Cooling           | None                                                                                           |
| Fireplace         | Yes                                                                                            |
| # of Fireplaces   | 1                                                                                              |
| Fireplaces        | Gas                                                                                            |
| Has Basement      | Yes                                                                                            |
| Basement          | Finished, Full                                                                                 |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Other                  |
| Lot Description   | Back Lane, Corner Lot  |
| Roof              | Asphalt Shingle        |
| Construction      | Concrete, Vinyl Siding |
| Foundation        | Poured Concrete        |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 15th, 2025 |
| Days on Market | 52               |
| Zoning         | R-CG             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.