

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

MLS® #A2202120

**\$810,000**

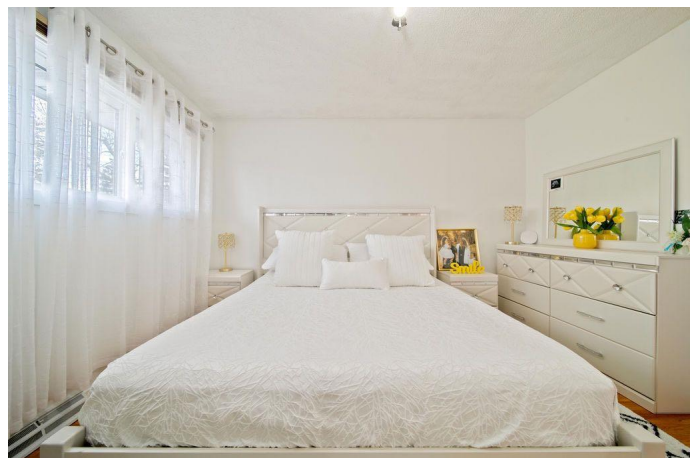
4 Bedroom, 2.00 Bathroom, 1,202 sqft  
Residential on 0.12 Acres

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	26
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.