

# \$599,900 - 1321 39 Street Se, Calgary

MLS® #A2241033

**\$599,900**

5 Bedroom, 2.00 Bathroom, 956 sqft

Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

CASH FLOW KING with a LEGAL SUITE - City of Calgary Registered SECONDARY SUITE ... \$4,100 Total Income Potential - Was Rented \$2,000 Main Floor 3 Bedroom Suite - and \$1,700 Lower Level 2 Bedroom Legal Suite - \$400 Double Garage (Currently Rented) ... Here is an Opportunity to Live Up and Rent Down with Income from the Lower Suite and the Garage ... This is a Great MORTGAGE HELPER to Get You Started in Home Ownership ... MANY UPGRADES FEATURED THROUGHOUT Including : Newer Flooring and Paint - Newer Windows - Large Egress Basement Windows, Front & Rear Decks, Energy Efficient Lighting, Upgrades Attic Insulation, Smoke Detectors and More ... Fully Fenced Private West Facing Back Yard ... Double Garage with 9" Door and an Extra Parking Pad ... Great Location Close to School and Bus with Only 3 Blocks to International Avenue and Marlborough Mall Close By ... BONUS - New Sewer Line Just Replaced from the House to the Street at a Cost of \$12,000

Built in 1958

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2241033  |
| Price     | \$599,900 |
| Bedrooms  | 5         |
| Bathrooms | 2.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Square Footage | 956         |
| Acres          | 0.14        |
| Year Built     | 1958        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1321 39 Street Se |
| Subdivision | Forest Lawn       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2A 1H6           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                              |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                   |
| Cooling           | None                                                                                         |
| Has Basement      | Yes                                                                                          |
| Basement          | Finished, Full, Suite                                                                        |

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                 |
| Lot Description   | Back Lane, Back Yard, Front Yard, Interior Lot, Lawn, Level, Street Lighting |
| Roof              | Asphalt Shingle                                                              |
| Construction      | Vinyl Siding                                                                 |
| Foundation        | Poured Concrete                                                              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 90              |
| Zoning         | R-CG            |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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