

# \$550,000 - 1135 39 Street Se, Calgary

MLS® #A2238652

**\$550,000**

5 Bedroom, 2.00 Bathroom, 862 sqft

Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

Wait a minute!â€¦ a legal suite, updated systems, huge lot, and move-in ready! All at this price?! Welcome to one of the best deals in Forest Lawn!

This fully legal suited bungalow offers serious versatility with 3 bedrooms and a full bath upstairs, plus a 2-bedroom, 1-bath suite downstairs - perfect for extended family, rental income, or both.

The home is professionally cleaned, and packed with smart updates: new furnace (1 year), newer water tank (4 years, serviced last year), roof (5 years), smoke alarms (2 years), and newer vinyl windows. The freshly painted decks, built-in lockable front deck storage, and bonus storage under the stairs are just icing on the cake. A single detached garage completes the package.

Set in an up-and-coming neighborhood, with a stylish new duplex coming soon right next door, and only 15 minutes to downtown, with quick access to Stoney and Deerfoot. Walking distance to schools and parks.

Live upstairs, rent downstairs to offset your mortgage, welcome family or friends, or rent both! Youâ€™ll brag about this deal so much, your friends might stop inviting you over. Schedule your showing today!

Built in 1958



## Essential Information

MLS® #	A2238652
Price	\$550,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	862
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	1135 39 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 1H4

## Amenities

Parking Spaces	3
Parking	Off Street, RV Access/Parking, Single Garage Detached, Additional Parking
# of Garages	1

## Interior

Interior Features	Closet Organizers, Laminate Counters, No Animal Home, Separate Entrance, Soaking Tub, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

## Exterior

Exterior Features	Fire Pit, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 12th, 2025
Zoning	R-CG

### **Listing Details**

Listing Office	2% Realty
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