

# \$799,000 - 2620 38 Street Sw, Calgary

MLS® #A2220476

**\$799,000**

5 Bedroom, 2.00 Bathroom, 1,135 sqft

Residential on 0.12 Acres

Glendale., Calgary, Alberta

Your search for the perfect Family Home stops here! Welcome to this beautifully updated home in the desirable Calgary community of Glendale. Location is everything and this home is close to transit, schools, parks shopping and only 10 minutes to downtown. This 5 bed 2 bath home has been completely updated from top to bottom with premium vinyl flooring, fresh paint, new 5" baseboards and NEW carpet in the basement. The 3 bedrooms and large living room on the main floor are ideal for a young family. The kitchen features plenty of storage and prep space with countertops and cabinets on both sides. Even the basement bathroom has a brand new stand up shower and vinyl flooring. All of the lights have been replaced with high efficiency LED lighting for a bright modern look. You'll love all of the space and functionality of the back yard as well. The massive, freshly painted deck is perfect for entertaining and relaxing. Mature trees provide great privacy around the fire pit and grass area. Between the home and garage is a large garden for the green thumbs or could easily be converted back to grass for a play area. The oversized 2 car garage has space for all your vehicles and toys. There is even a cement parking pad ideal for a small trailer or boat. The massive R2 lot also holds great potential for investors looking for a future development opportunity. This move in ready home is truly a can't miss. Book your showing today!



Built in 1956

## Essential Information

MLS® #	A2220476
Price	\$799,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,135
Acres	0.12
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	2620 38 Street Sw
Subdivision	Glendale.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3E8

## Amenities

Parking Spaces	3
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

## Interior

Interior Features	No Smoking Home, Vinyl Windows, Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Rain Barrel/Cistern(s)
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 29th, 2025
Days on Market	86
Zoning	R-CG

### **Listing Details**

Listing Office	REMAX ACA Realty
----------------	------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.