# \$469,800 - 1313 38 Street Se, Calgary

MLS® #A2270225

### \$469,800

5 Bedroom, 4.00 Bathroom, 1,830 sqft Residential on 0.07 Acres

Forest Lawn, Calgary, Alberta

\*Open house, Sat Nov 15, 1:00-4:00pm\*
INFILL built in 2008! This 2-Storey home has a total living space of 2,694 SQFT! Consisting of 5 BEDROOMS, 3.5 BATHROOMS, and a FULLY FINISHED BASEMENT (including a 2 BEDROOM illegal BASEMENT SUITE.) MAIN FLOOR OFFICE/FLEX ROOM, TOP FLOOR LAUNDRY, and SEPERATE BASEMENT LAUNDRY. Property also has a private fenced yard, 2 car parking pad, and a deck. Located in a very convenient location on a nice quiet street!



#### **Essential Information**

MLS® # A2270225 Price \$469,800

Bedrooms 5 Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,830 Acres 0.07 Year Built 2008

Type Residential

Sub-Type Semi Detached

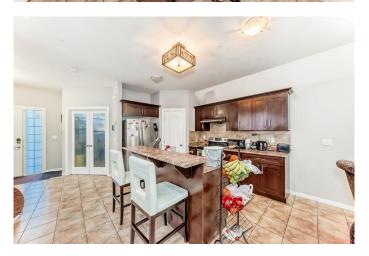
Style 2 Storey, Side by Side

Status Active

# **Community Information**







Address 1313 38 Street Se

Subdivision Forest Lawn

City Calgary
County Calgary
Province Alberta
Postal Code T2A 1G6

#### **Amenities**

Parking Spaces 2

Parking Parking Pad

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1
Fireplaces Gas

Fireplaces Gas
Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Rectangular Lot

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

#### **Additional Information**

Date Listed November 13th, 2025

Days on Market 2

Zoning R-CG

## **Listing Details**

Listing Office CIR Realty

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