

# \$619,500 - 1321 39 Street Se, Calgary

MLS® #A2231182

**\$619,500**

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 - \$2,000 Main Floor 3 Bedroom Suite - \$1,700 Lower Level 2 Bedroom Legal Suite (Currently Rented) - \$400 Double Garage (Currently Rented) ... Here is an Opportunity to Live Up and Rent Down with \$2,100 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 ..

Built in 1958

## Essential Information

MLS® #	A2231182
Price	\$619,500
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	June 18th, 2025
-------------	-----------------

Days on Market	1
Zoning	R-CG

## **Listing Details**

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

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.