

# \$519,900 - 2423 39 Street Se, Calgary

MLS® #A2204059

**\$519,900**

5 Bedroom, 2.00 Bathroom, 988 sqft

Residential on 0.14 Acres

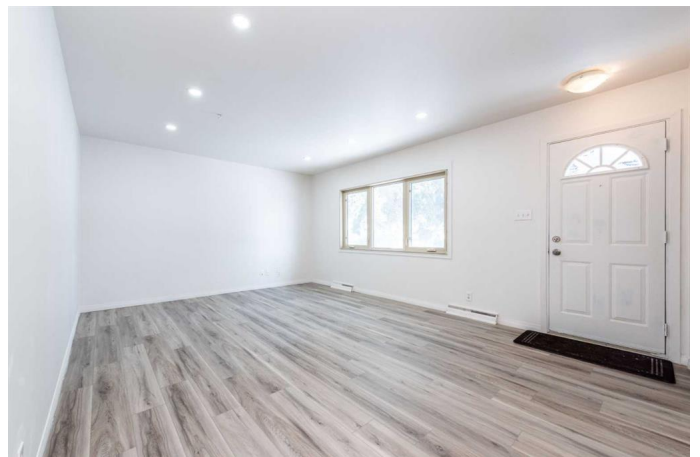
Forest Lawn, Calgary, Alberta

Double Garage | 5 Beds 2 Baths | Illegal Basement Suite | Move in Ready | Large Lot | Welcome to 2423 39 St SE, a delightful 5 bedroom, 2 bathroom home nestled in the heart of the vibrant Forest Lawn community. This bungalow has been thoroughly renovated from top to bottom and make is ready to move in. Lots of updates have been made, including fresh paint for the house and garage, brand new vinyl flooring throughout the house, beautiful lights in the kitchen, newer laundry set on main floor. Basement has a separate side entrance, kitchen, 2 bedrooms, the washroom has a jet tub for truly relaxing experience. The house also comes with an attached sunroom overlooking the backyard, providing more space to enjoy the quality time with family/friends. Located in a prime location, this house is close to everything: schools and bus are within 3 mins walking, Franklin LRT train station is 7mins drive, 3 mins to the closet medical clinic as well as other grocery stores. This is a must-see, book your private showing today.

Built in 1959

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2204059  |
| Price     | \$519,900 |
| Bedrooms  | 5         |
| Bathrooms | 2.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Square Footage | 988         |
| Acres          | 0.14        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2423 39 Street Se |
| Subdivision | Forest Lawn       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2B 1A8           |

### Amenities

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

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Jetted Tub, No Animal Home, No Smoking Home            |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                             |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Finished, Full                                         |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Lot Description   | Rectangular Lot                 |
| Roof              | Asphalt Shingle                 |
| Construction      | Stucco, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                 |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | March 20th, 2025 |
|-------------|------------------|

|                |      |
|----------------|------|
| Days on Market | 29   |
| Zoning         | R-CG |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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