

780-978-0157  
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1333 - 39 Street SE  
Calgary, Alberta

MLS # A2161118



**\$475,000**

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow, Up/Down		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	1958 (66 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		
<b>Inclusions:</b>	N/A		

PROPERTY is Conditionally SOLD: Solid 2 bedroom up - and - 1 bedroom down bungalow with long term tenants the seller would want the buyer to take over. RENTS are currently \$1400 per month up - and - \$1100 per month down - which includes all utilities. GREAT 28' x 28' garage - insulated and heated. Home is fairly original - but pretty good shape.