

# \$384,900 - 110 39 Street Se, Calgary

MLS® #A2253149

**\$384,900**

3 Bedroom, 2.00 Bathroom, 1,124 sqft

Residential on 0.06 Acres

Forest Heights, Calgary, Alberta

A remarkable spacious home that has been priced to accommodate some TLC to convert more living spaces. Currently self managed with great Cash flow with shared living spaces for four adults sharing the Kitchen, the Living room and two bathroom, two basement storage spaces maybe updated to create more rental spaces for the right Owner manager.

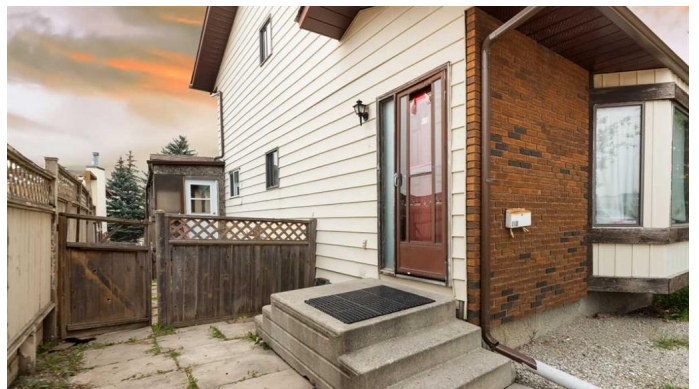
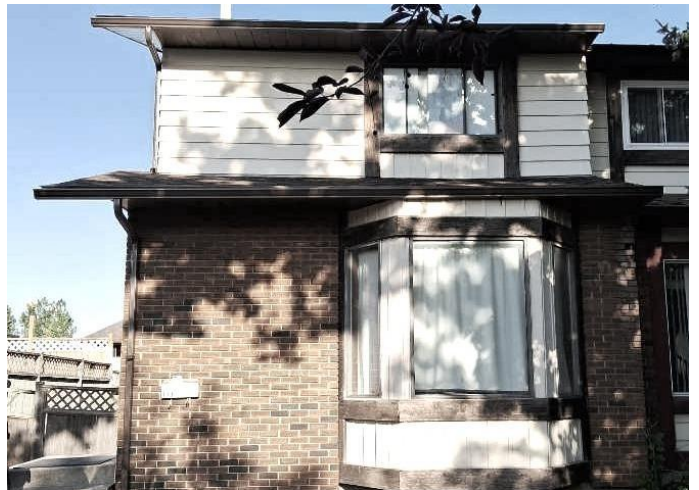
Built in 1980

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2253149               |
| Price          | \$384,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,124                  |
| Acres          | 0.06                   |
| Year Built     | 1980                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 110 39 Street Se |
| Subdivision | Forest Heights   |



|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2A 6E3 |

### Amenities

|                |                                                                                  |
|----------------|----------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                |
| Parking        | Driveway, Off Street, Parking Pad, Aggregate, Gravel Driveway, Stall, Unassigned |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), French Door, Laminate Counters, No Animal Home, No Smoking Home, Storage |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer                                                  |
| Heating           | Natural Gas, Floor Furnace                                                                              |
| Cooling           | None                                                                                                    |
| Fireplaces        | None                                                                                                    |
| Has Basement      | Yes                                                                                                     |
| Basement          | Full                                                                                                    |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Lighting, Private Entrance, Private Yard, Covered Courtyard, Storage |
| Lot Description   | Back Yard, Landscaped, Rectangular Lot                               |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Brick, Concrete, Aluminum Siding                                     |
| Foundation        | Poured Concrete                                                      |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 31st, 2025 |
| Days on Market | 54                |
| Zoning         | R-2A              |

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | Elephant Realty Services |
|----------------|--------------------------|

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