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624 38 Street SW
Calgary, Alberta

MLS # A2336389

$514,900

Division:	Spruce Cliff		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	885 sq.ft.	**Age:**	1959 (67 yrs old)
Beds:	3	**Baths:**	2
Garage:	Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Laminate, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), See Remarks		

Inclusions: 2x Refrigerator, Hood Fan, Portable Dishwasher, Hot Plate, All Basement Cabinets, 2 Islands in upper kitchen

624 38 Street SW is a well-kept semi-attached bungalow located in the Wildwood/Spruce Cliff area, a mature inner-city neighbourhood known for the walkability to Edworthy Park, the LRT, its quiet streets and many well-established schools This home offers over 1,700 sq ft of developed living space and a layout that works well for families, couples, or anyone looking for a comfortable home in a central location. The main floor features a bright front living room with hardwood flooring and a designer feature wall, leading into the dining area with a new light fixture. The kitchen includes white cabinetry, newer white appliances, luxury vinyl plank flooring, an island for extra workspace, and open shelving for practical storage. Two good-sized bedrooms and a full bathroom with updated finishes complete this level. There is sufficient space to frame in a cupboard next to the bathroom to house a main floor laundry if needed. The fully developed basement adds valuable flexibility. It includes a separate entrance, a bright living area with an oversized window, a kitchenette (fridge, hot plate, portable dishwasher, microwave), a newer washer and dryer, a storage room, and plenty of additional storage throughout. The third bedroom is large enough to accommodate a full furniture set, and a three-piece bathroom serves this level. Outside, the backyard offers space for children to play, gardening, or outdoor seating. A single garage and an additional parking pad—large enough for RV parking—provide practical convenience. Spruce Cliff /Wildwood is appreciated for its strong community feel, walkability, and easy access to parks, local cafés, Westbrook Mall, the LRT, and the amenities of Signal Hill. Families value the nearby schools and the balance of inner-city convenience with a quieter residential setting. 624 38 Street SW is a straightforward, well-maintained family home in

a central location, offering flexibility and comfortable everyday living.

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