

# \$599,900 - 1321 39 Street Se, Calgary

MLS® #A2231182

**\$599,900**

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	\$599,900
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, Street Lighting, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 18th, 2025
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Days on Market	12
Zoning	R-CG

## **Listing Details**

Listing Office	RE/MAX iRealty Innovations
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