

# \$530,000 - 2427 39 Street Se, Calgary

MLS® #A2232731

**\$530,000**

3 Bedroom, 2.00 Bathroom, 960 sqft

Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

Hereâ€™s your chance to own a full-sized 50 x 126 lot on a quiet street. Ideal for redevelopment, investment, or simply enjoying as-is. Located just a short walk to schools for every age, Kindergarten - High School. this location is perfect for families or anyone who wants quick access to downtown, shops, services, and Deerfoot Trail.

The home itself is warm and welcoming, with an updated kitchen, three bedrooms upstairs, and a flexible downstairs space that works great as a fourth bedroom, office, or craft room. Thereâ€™s tons of storage throughout, and the real highlight is the massive backyard packed with mature trees, greenery, and a covered patio pad perfect for summer lounging. The oversized garage gives you plenty of room for projects, parking, and gear, there is even space behind the garage to park you trailer/toys. HUGE LOT!

Whether you're planning your dream build or just want some space to spread out, this one has the lot, great location in an up and coming neighbourhood, and space to grow.



Built in 1959

## Essential Information

MLS® # A2232731

Price \$530,000

Bedrooms 3

Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	960
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2427 39 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1A9

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Garden, Other, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 19th, 2025
Days on Market	10
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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