

Listing Agent Full

[2408 39 Street SE Calgary, AB T2B 1A9](#)

Residential
Active [A1137073](#)



DOM: 0
CDOM: 0
LP: \$359,000.00
OP: \$359,000.00
City: Calgary
District: CAL Zone E
Subdivision: Forest Lawn
Ttl Beds: 3
F/H Bth: 1/0
LP/SF: \$348.75
Suite: No
Lot Size: 6297 SqFt
Lot Depth: 50.00 M 164.05'
Lot: 10 **Condo:** No
Zoning: R-C1
Title to Lnd: Fee Simple
Tax Amt/Yr: \$2,215.00/2020
Disclosures: No Disclosure
Loc Imp Amt:
Restrict: None Known
Front Exp: W

Recent Change: **08/11/2021 : NEW**

Public Remarks: If you've ever wanted to buy a Newly Renovated and Cozy Bungalow below market value - this is the opportunity you've been waiting for! Come and check out this warm, bright, 3 bedroom move-in ready home - situated on a large 50x125 lot with RV parking. This one won't stay on the market long. With shopping, transit, schools and parks nearby, this house offers everything that a homeowner needs to maintain a happy and comfortable lifestyle. Available to the buyer who acts NOW. Stop reading and come check it out today!
Additional Information: Brand New Windows, New Furnace, Newer Roof, Gorgeous Refinished Hardwood Flooring, Freshly Painted, Updated Bathroom, New Stainless Steel Appliances, Gleaming Epoxy Countertops, All New Plumbing and Completely Renovated Basement! Oversized Heated Garage with so much space to store your vehicles, tools or use as a workshop.

Directions:

Rooms & Measurements

Baths:	2P	3P	4P	5P	6P	Bed Abv: 2	Blw Grade: 59	Mtr2	637	SqFt
EnSt Bth:	0	0	1	0	0	Rms Abv: 6	Total AG: 96	Mtr2	1,029	SqFt
Garage Dim:	25' 4" x 23' 4"									

Property Information

Basement: Finished, Full
Heating: Forced Air, Natural Gas
Construction: Stone, Stucco, Wood Frame, Wood Siding
Foundation: Poured Concrete
Exterior Feat: Private Yard
Roof Type: Asphalt Shingle
Reports: RMS Supplements
Parking: Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage, Oversized, Workshop in Garage **Total:** 2
Features: See Remarks
Comm Feature: Park, Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby
Lot Features: Back Lane, Back Yard, Lawn, Landscaped, Level, Rectangular Lot
Appliances: Dishwasher, Dryer, Electric Stove, Microwave, Oven, Range Hood, Refrigerator, Washer, Window Coverings
Other Equip: None
Lndry Feat: Laundry Room, Lower Level
Cooling: None
Fireplaces: 0
Flooring: Carpet, Ceramic Tile, Hardwood, Vinyl
Fencing: Fenced
Balcony: None

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
Kitchen	Main	15' 4" x 9' 2"	Dining	Main	13' 4" x 9' 0"
Living	Main	19' 6" x 11' 6"	Game	BSMT	19' 4" x 10' 8"
Laundry	BSMT	12' 8" x 9' 4"	Frn/Util	BSMT	16' 2" x 11' 2"
Other	Main	10' 2" x 8' 2"	Primary Bed	Main	13' 0" x 11' 6"
Bedrm	Main	13' 0" x 9' 0"	Bedrm	BSMT	11' 10" x 10' 8"
4pc Bathroom	Main	8' 0" x 6' 0"			2.44M x 1.83M

Agent & Office Information

List REALTOR®: [Mike Abou Daher](#) team@mikeaboudaher.com **Phone:** 587-333-6400
List Firm: [RE/MAX REALTY PROFESSIONALS](#) **Phone:** 403-259-4141
Firm Address: #10, 6020 - 1A STREET S.W., CALGARY, T2H 0G3
Appt: ShowingTime
Showing Contact: Mike Abou Daher 403-809-9386 **List Date:** 08/11/2021
Comm: 3.5% on first \$100,000.00 and 1.5% on Balance of Sale Price **Expiry Dt:** 11/10/2021
LB Type/Info: SentiLock/on fence north side of the house **With Dt:**
Owner Name: Nossack **Ownership:** Private
Occupancy: Vacant **Exclusion:** No **SRR:** No
Member Rmks: All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com "Due to concerns about COVID-19 and as a courtesy to all parties, please do not schedule or attend showings if anyone in your party exhibits cold/flu-like symptoms or has been exposed to the virus"

Property Marketing History

List ID: [A1137073](#)

Status: Active

DOM: 0

List Office: RE/MAX REALTY PROFESSIONALS

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Price	Activity	Pr History	Ch Type	When Chgd
\$359,000.00	New Listing	\$359,000	New Listing	08/11/2021

List ID: [A1114671](#)

Status: Terminated **DOM:** 69

List Office: RE/MAX REALTY PROFESSIONALS

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Price	Activity	Pr History	Ch Type	When Chgd
\$379,500.00	Terminated		A -> T	08/09/2021
\$379,500.00	New Listing	\$379,500	New Listing	06/01/2021

List ID: [A1070612](#)

Status: Expired

DOM: 88

List Office: CIR REALTY

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Price	Activity	Pr History	Ch Type	When Chgd
\$389,900.00	Expired		A -> X	05/20/2021
\$389,900.00	Price Decrease	\$389,900	394900.00 -> 389900.00	04/21/2021
\$394,900.00	Price Decrease	\$394,900	399900.00 -> 394900	03/13/2021
\$394,900.00			Misc. Change	03/13/2021
\$399,900.00	New Listing	\$399,900	New Listing	02/20/2021

List ID: [A1050026](#)

Status: Sold

DOM: 14

List Office: REAL ESTATE PROFESSIONALS INC.

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Price	Activity	Pr History	Ch Type	When Chgd
\$265,000.00	Sold	\$265,000	(\$265,000)	12/02/2020
\$288,000.00	New Listing	\$288,000	New Listing	11/18/2020