

\$589,999 - 1321 39 Street Se, Calgary

MLS® #A2271295

\$589,999

5 Bedroom, 2.00 Bathroom, 956 sqft
Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

GREAT CASH FLOW POTENTIAL with a
LEGAL SUITE - City of Calgary Registered
SECONDARY SUITE ... Main Floor 3
Bedroom Suite - and Lower Level 2 Bedroom
Legal Suite - \$400 Double Garage (Currently
Rented) ... Here is an Opportunity to Live Up
and Rent Down with 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 ... BONUS - New Sewer Line Just
Replaced from the House to the Street at a
Cost of \$12,000

Built in 1958

Essential Information

MLS® #	A2271295
Price	\$589,999
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	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Lawn, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed November 19th, 2025

Zoning R-CG

Listing Details

Listing Office RE/MAX iRealty Innovations

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