

# \$469,800 - 1313 38 Street Se, Calgary

MLS® #A2270225

**\$469,800**

5 Bedroom, 4.00 Bathroom, 1,830 sqft  
Residential on 0.07 Acres

Forest Lawn, Calgary, Alberta

\*Open house, Sat Nov 15, 1:00-4:00pm\*

INFILL built in 2008! This 2-Storey home has a total living space of 2,694 SQFT! Consisting of 5 BEDROOMS, 3.5 BATHROOMS, and a FULLY FINISHED BASEMENT (including a 2 BEDROOM illegal BASEMENT SUITE.) MAIN FLOOR OFFICE/FLEX ROOM, TOP FLOOR LAUNDRY, and SEPERATE BASEMENT LAUNDRY. Property also has a private fenced yard, 2 car parking pad, and a deck. Located in a very convenient location on a nice quiet street!

Built in 2008

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2270225               |
| Price          | \$469,800              |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,830                  |
| Acres          | 0.07                   |
| Year Built     | 2008                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information



|             |                   |
|-------------|-------------------|
| Address     | 1313 38 Street Se |
| Subdivision | Forest Lawn       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2A 1G6           |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | See Remarks                                                  |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                                   |
| Cooling           | None                                                         |
| Fireplace         | Yes                                                          |
| # of Fireplaces   | 1                                                            |
| Fireplaces        | Gas                                                          |
| Has Basement      | Yes                                                          |
| Basement          | Full                                                         |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Private Yard               |
| Lot Description   | Back Lane, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Stucco                     |
| Foundation        | Poured Concrete            |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 13th, 2025 |
| Days on Market | 5                   |
| Zoning         | R-CG                |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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