

# \$850,000 - 2232 38 Street Sw, Calgary

MLS® #A2189478

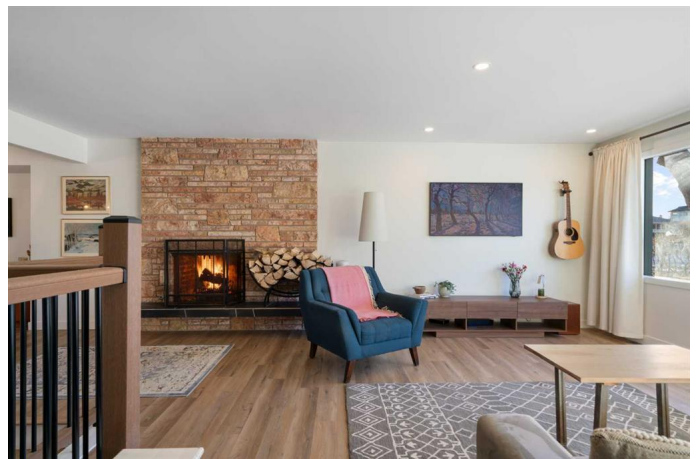
**\$850,000**

5 Bedroom, 3.00 Bathroom, 1,356 sqft  
Residential on 0.12 Acres

Glendale., Calgary, Alberta

Nestled in the heart of the sought-after Glendale community, this beautifully maintained and tastefully finished detached bungalow home offers a perfect blend of charm, comfort, and modern convenience. From the moment you arrive, the newly poured front pathway leads you to a stunning custom antique Tudor-style oak front door, setting the tone for the unique character found within. Inside, 2,400 square feet of thoughtfully designed living space awaits, featuring an open floor plan upstairs that seamlessly connects the kitchen, dining, and living areas. The kitchen boasts an abundance of counter space with elegant stone countertops, white cabinetry with dark hardware, and stainless-steel appliances, all complemented by a chrome faucet over an undermount sink. Sunlight pours through a large living room window, bathing the space in warm afternoon and evening light, while a rustic brick-lined fireplace creates a cozy focal point, adding timeless charm to the main floor. Freshly painted walls and vinyl flooring throughout enhance the home's modern appeal, while tile accents in the bathrooms add a touch of sophistication.

With five spacious bedrooms and three full bathrooms, this home effortlessly accommodates growing families or those in need of extra space. The primary bedroom ensuite is amazingly finished with veined gloss tile, complete with a shower featuring a built-in seat to relax. Beside it, a spacious walk-in



closet provides ample storage and organization, creating a luxurious and functional retreat. The updated mudroom provides practical storage and a convenient laundry area, ensuring a seamless blend of style and functionality.

The fully finished basement offers even more room to spread out, featuring another wood stove fireplace set against a brick-walled corner, perfect for cozy winter nights. Step outside to your private backyard oasis, where a newly replaced wood fence offers peace and seclusion. Enjoy summer evenings on the updated back deck or unwind in the cedar sauna, fully insulated with a wood-fired stove and dual-wall stove pipe—an indulgent retreat right in your backyard. A double detached garage, backing onto a lane, adds convenience, while nine solar panels on the roof provide energy efficiency, allowing you to generate electricity for your home or the grid. Located on a quiet street with a generous 52-foot frontage lot, this home offers both tranquility and accessibility. Fresh sod in the front yard enhances the home's curb appeal, and with the addition of air conditioning in the summer of 2024, comfort is ensured year-round. Glendale is a vibrant community with excellent schools, parks such as Optimist Park and Turtle Hill, and easy access to 17th Avenue SW's shops, Signal Hill Shopping District, Mount Royal University, the University of Calgary, and downtown Calgary.

This is more than just a house—it's a place to call home, where timeless character meets modern updates in a location that offers the best of city living.

Built in 1954

## Essential Information

MLS® #

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Price	\$850,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,356
Acres	0.12
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	2232 38 Street Sw
Subdivision	Glendale.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E3E2

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, Open Floorplan, Stone Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Lighting, Private Yard, Storage
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Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Level, Private, Rectangular Lot, Street Lighting, Garden
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	9
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage Benchmark
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