

\$789,900 - 2603 38 Street Sw, Calgary

MLS® #A2252248

\$789,900

4 Bedroom, 2.00 Bathroom, 1,165 sqft

Residential on 0.14 Acres

Glendale., Calgary, Alberta

| Glendale Bungalow | Updated | Fully Finished | Development potential | Double Detached Heated Oversize Garage | R-CG Zoning |

Welcome to Glendale, one of Calgary's most established and desirable communities. This beautifully maintained and thoughtfully updated bungalow is move-in ready today and set up for opportunity tomorrow. With R-CG zoning, the property offers the flexibility for a legal secondary suite (with City approval), and the separate side entrance to the basement makes the idea of a mortgage helper more than just wishful thinking.

Inside, you'll find a warm and inviting layout where pride of ownership shines in every detail. The main level offers bright living and dining spaces, a functional kitchen, and well-sized bedrooms. Downstairs, the basement has been recently refinished – clean, modern, and versatile enough to serve as extra living space, a rental suite, or simply the perfect spot for your home gym or movie room.

Car lovers, hobbyists, or serial "collectors" will love the oversized double detached heated garage – an ideal place for vehicles, projects, or that mountain of camping gear you keep meaning to sort through.

The location seals the deal. You're just



minutes from Mount Royal University, schools, shopping, transit, and major routes for an easy commute. And letâ€™s not forget: youâ€™re also only a few minutes away from the worldâ€™s best cheese buns at Glamorgan Bakery. Yes, theyâ€™re that good â€” and yes, your friends will visit more often because of it.

To make things even easier, this home offers a flexible possession date, so whether youâ€™re eager to move right in or need a little extra time, the choice is yours.

If youâ€™re searching for a home thatâ€™s been loved, updated, and loaded with future potential â€” all in one of Calgaryâ€™s most connected and established neighbourhoods â€” this Glendale gem checks every box. Donâ€™t wait too longâ€¦ opportunities (and cheese buns) this good never last.

Built in 1954

Essential Information

MLS® #	A2252248
Price	\$789,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,165
Acres	0.14
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2603 38 Street Sw
Subdivision	Glendale.

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3E7

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Granite Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2025
Days on Market	28
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
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