

# \$574,900 - 3122 42 Street Sw, Calgary

MLS® #A2213441

**\$574,900**

2 Bedroom, 2.00 Bathroom, 815 sqft

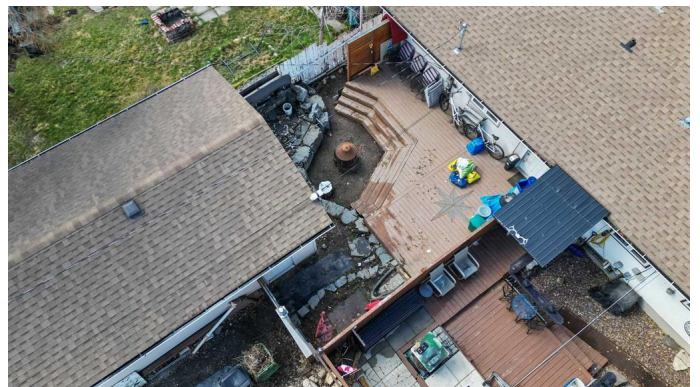
Residential on 0.08 Acres

Glenbrook, Calgary, Alberta

This well-maintained 2-bedroom bungalow half duplex in Glenbrook offers an excellent opportunity for both homebuyers and investors, complete with a fully developed illegal basement suite and a tenant already in place—making earlier possession an option or providing immediate rental income. Set on a quiet, tree-lined street in a growing inner-city neighborhood, this home features two bedrooms and a 4-piece bathroom on the main floor, with great flow and usability.

Downstairs, the separate-entry illegal suite includes a full bathroom, one bedroom, and shared laundry access, making it ideal for generating income or supporting multigenerational living. Major upgrades have been professionally completed, including a high-efficiency furnace, hot water tank, replaced sewer line, upgraded electrical panel and mast, and triple-pane metal-clad windows (except in the living room). The exterior walls have been re-insulated (excluding the front living room), offering improved energy efficiency and comfort. The expensive work is done—just bring your style and vision for the finishing touches.

Enjoy the outdoors in the fully fenced backyard with a large deck, low-maintenance landscaping, and plenty of room to transform the space into your own private oasis. An oversized 24'™ deep double detached garage with 9'™ ceilings and 220V wiring



offers space for vehicles, a workshop, or storage”with bonus parking beside the garage thanks to the 8.85m wide lot. Zoned R-C2 and sitting on a 3,487 SF lot, the home is walking distance to Safeway, Glamorgan Bakery, Richmond’s Pub, several schools including AE Cross Junior High, and multiple major transit routes. A smart, flexible property in a high-potential location.

Built in 1959

### Essential Information

MLS® #	A2213441
Price	\$574,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	815
Acres	0.08
Year Built	1959
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	3122 42 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3M3

### Amenities

Parking Spaces	4
Parking	Additional Parking, Alley Access, Double Garage Detached
# of Garages	2

## Interior

Interior Features	Separate Entrance, Storage
Appliances	Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, See Remarks, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	Greater Property Group
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