

3122 42 Street SW
Calgary, Alberta

MLS # A2213441



\$549,900

Division:	Glenbrook		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	815 sq.ft.	Age:	1959 (66 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Alley Access, Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, See Remarks, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Storage		

Inclusions: NA

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.