

2840 39 Street SW  
Calgary, Alberta

MLS # A2220738



\$590,000

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Cedar, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance, Vaulted Ceiling(s)		
Inclusions:	None		

Welcome to this spacious semi-detached, side-by-side bungalow in the highly sought-after community of Glenbrook. Offering 1,924 sq. ft. of total living space, this home features an illegal basement suite with a separate entrance and separate laundry, making it ideal for multi-generational living or future rental income. Upstairs, you'll find gorgeous vaulted and beamed ceilings, original hardwood flooring, and three generously sized bedrooms filled with natural light. The lower level includes an additional bedroom, full bathroom, and comfortable living space—perfect for extended family or generating rental income. Step outside to a large backyard ready for your personal touch—an ideal space to create your own private oasis. A major bonus is the oversized, heated, and insulated double garage, complete with extended length and an ‘high door, offering excellent space for large vehicles, a workshop, or extra storage. This property combines convenience, charm, and solid investment potential, situated just a hop, skip, and a jump from schools, shopping, transit, and parks. Whether you're looking to live up and rent down, or buy as a full investment property, this Glenbrook gem is full of possibilities!