

# \$535,000 - 3122 42 Street Sw, Calgary

MLS® #A2234916

**\$535,000**

3 Bedroom, 2.00 Bathroom, 815 sqft

Residential on 0.08 Acres

Glenbrook, Calgary, Alberta

**\*\*COM JOIN US AT OUR OPEN HOUSE THIS SATURDAY JULY 5TH FROM 12-3PM\*\*PRIME INVESTMENT OPPORTUNITY!** Live up and rent down in this updated bungalow on a quiet street in the highly sought after community of Glenbrook. All the major updates have been done such as newer triple pane windows, high efficiency furnace, hot water tank, insulation, electrical panel, and even sewer line. As you enter the property you are greeted by the large living room with new carpet (hardwood underneath) and large picture window. Functional kitchen with white cabinetry and separate entrance out to the private backyard oasis with composite decking and custom designed rock firepit area. Great spot to hang out and enjoy long summer nights with friends. 2 good sized bedrooms and an updated 4-piece bathroom complete the main floor. Head down to the fully finished illegal basement suite with living room, full kitchen, bedroom and floor to ceiling tiled shower 3-piece bathroom. Common area/utility room with a newer Samsung front-loading washer and dryer. A rare oversized 24' long double detached garage with 9-foot ceilings, and 220V power with additional parking pad beside. Great for car enthusiasts with lots of parking options and shop space. This home is just steps from Richmond Road and within walking distance to AE Cross and Glenbrook School. Commuters will appreciate the easy access to Glenmore Trail via 37th Street and Stoney Trail via Sarcee Trail. The homeâ€™s



unbeatable central location puts you just steps from Glenbrook Playground, Glenbrook School, Glamorgan Elementaryâ€™one of Albertaâ€™s top-ranked TLC schoolsâ€™and A.E. Cross School, with Calgary Christian Schools also nearby. Everyday essentials are within walking distance, including Calgary Co-op, Canadian Tire, Save-On-Foods, and more. Just minutes away, WestHills Towne Centre and Signal Hill Centre offer a variety of shops, restaurants, and entertainment options, including Signal Hill Library and Landmark Cinemas. Enjoy local favorites like Glamorgan Bakery and Richmond Pub or take advantage of nearby green spaces such as Glenbrook Off-Leash Park and WeaselHead Natural Area. With quick access to Richmond Road, Sarcee Trail, and Stoney Trail, as well as a short commute to Mount Royal University, this location is truly unmatched!

Built in 1959

### Essential Information

MLS® #	A2234916
Price	\$535,000
Bedrooms	3
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	Double Garage Detached, Driveway, Garage Door Opener, Oversized, 220 Volt Wiring, Additional Parking, Alley Access, Parking Pad
# of Garages	2

### Interior

Interior Features	Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Few Trees, Front Yard, Lawn, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	2
Zoning	R-CG

### Listing Details

Listing Office	Real Broker
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