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3122 42 Street SW Calgary, Alberta

MLS # A2230736



\$549,900

Division:	Glenbrook				
Type:	Residential/Duplex				
Style:	Attached-Side by Side, Bungalow				
Size:	815 sq.ft.	Age:	1959 (66 yrs old)	_	
Beds:	3	Baths:	2	_	
Garage:	Additional Parking, Alley Access, Double Garage Detached, RV Access/				
Lot Size:	0.08 Acre				
Lot Feat:	Back Lane, Back Yard, Street Lighting				

Forced Air	Water:	-
Carpet, Hardwood, Linoleum	Sewer:	-
Asphalt Shingle	Condo Fee:	-
Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Vinyl Siding, Wood Frame	Zoning:	R-CG
Poured Concrete	Utilities:	-
	Carpet, Hardwood, Linoleum Asphalt Shingle Separate/Exterior Entry, Finished, Full, Suite Vinyl Siding, Wood Frame	Carpet, Hardwood, Linoleum Asphalt Shingle Separate/Exterior Entry, Finished, Full, Suite Vinyl Siding, Wood Frame Zoning:

Features: Separate Entrance, Storage

Inclusions: NA

location.

Set on a quiet, tree-lined street in a growing inner-city neighborhood, this well-maintained bungalow duplex features 2 bedrooms and a 4-piece bathroom on the main floor, with NEW carpets and freshly painted. Downstairs, the separate-entry illegal suite includes a full bathroom, 1 bedroom, and shared laundry access, making it ideal for supporting multigenerational living, renting down and living up, or living down and renting up. 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 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 oversized wide 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