

3319 42 Street NE
Calgary, Alberta

MLS # A2239132



\$619,900

Division:	Whitehorn		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,255 sq.ft.	Age:	1979 (46 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	N/A
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Welcome to 3319~42 Street NE, Calgary ~ a fantastic opportunity in one of the city's most desirable neighbourhoods! The main level offers a cozy living room, a spacious dining area, and a well-appointed kitchen with ample cabinetry, along with three generous bedrooms, a full bathroom, and a 2-piece ensuite in the primary. The legal basement suite features a separate entrance, 2 additional bedrooms, a den, a full bathroom, a second kitchen, and its own laundry ~ ideal for extended family or potential rental income. Outside, enjoy a large backyard and a single detached garage with rear-lane access. Located in the vibrant community of Whitehorn, this home is close to several schools, Peter Lougheed Hospital, and offers easy access to bus routes and the Whitehorn C-Train station. See it before it's gone ~ perfect for families, first-time buyers, or savvy investors!