

**3112 42 Street SW**  
**Calgary, Alberta**

**MLS # A2313661**



**\$489,900**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	829 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Garden, Landscaped, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Storage		

**Inclusions:** Shed

Located in the highly desirable community of Glenbrook, this bungalow-style duplex offers over 1,500 sq ft of developed living space with 3 bedrooms, 2 full bathrooms, and a functional layout suited for a variety of lifestyles. Set on a quiet street with mature landscaping, the property combines thoughtful updates with an ideal southwest location close to schools, shopping, parks, and transit. The main floor welcomes you with a spacious foyer and large windows that fill the home with natural light. The living room offers plenty of space for everyday living and entertaining, while the kitchen features white cabinetry, sleek white appliances, generous cupboard storage, and a practical layout. Hardwood flooring adds warmth to both main floor bedrooms, each offering a comfortable layout and generous closet space. One bedroom features sliding doors with direct access to the back deck. The updated 4-piece bathroom features hexagon tile flooring and white subway tile extending to the ceiling around the tub and shower. The fully developed basement adds valuable living space with new plush carpet flooring installed in 2024, a large recreation area ideal for a media room, play space, home gym, or office, along with a third bedroom and a 3-piece bathroom. Laundry and additional storage complete the lower level. Outside, the private backyard offers a functional mix of outdoor living and green space, featuring a large deck for summer dining and entertaining, mature trees for added privacy, a grassy area for kids or pets, a storage shed, and a parking pad with convenient alley access. Additional updates include air conditioning installed in 2022, a new furnace in 2022, hot water tank replaced in 2023, and updated windows. Glenbrook is one of Calgary's most established southwest communities, known for its strong sense of community and convenient

access to everyday amenities. Schools including Glenbrook School and A.E. Cross are nearby, along with parks, playgrounds, off-leash dog parks, and the Killarney Aquatic & Recreation Centre. Residents enjoy walking access to local favourites like Glamorgan Bakery, Richmond's Pub, Safeway, and Calgary Co-op Richmond Road, while Westhills Towne Centre, Signal Hill Centre, and Westbrook Mall provide extensive shopping, dining, and services just minutes away. With quick access to Richmond Road, Sarcee Trail, Stoney Trail, Glenmore Trail, transit, and nearby LRT connections, commuting downtown or across the city is convenient. Take advantage of your opportunity to see this incredible property in person, book your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.