

3122 39 Street SW
Calgary, Alberta

MLS # A2213934



\$779,000

Division:	Glenbrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	901 sq.ft.	Age:	1957 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Front Yard, Interior Lot, Level, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: Stove, Fridge

Attention Builders & Investors!! Welcome to this charming bungalow in the heart of Glenbrook sitting on a 50 x 120 lot offering an unbeatable location that's perfect for families, investors, or builders alike. Just over 900 sq ft, this cozy home is ready for its next chapter. Step inside to find a spacious living room and a bright kitchen, complete with ample cabinet space. Enjoy peaceful views of the expansive backyard from the kitchen window. The main floor features two comfortable bedrooms. The renovated 4-piece bathroom adds modern convenience. The basement offers an illegal suite with a separate entrance. There's two spacious bedrooms with updated flooring and an updated 4 piece bathroom. Outside, the backyard is a dream with plenty of room to play, garden, or relax. The property also includes a single detached garage. Located minutes from 17th Ave, downtown, shopping, schools, and with quick access to Stoney Trail, this Glenbrook gem offers the perfect blend of convenience and potential. Don't miss your chance to view this fantastic opportunity!