$549,900 - 3122 42 Street Sw, Calgary

MLS® #A2230736

$549,900
3 Bedroom, 2.00 Bathroom, 815 sqft
Residential on 0.08 Acres

Glenbrook, Calgary, Alberta

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 doneâ€”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 24â€™ deep double detached garage with 9â€™ 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, Richmondâ€™s Pub, several schools including AE Cross Junior High, and multiple major transit routes. A smart, flexible property in a high-potential location.

Built in 1959

Essential Information

MLS® #	A2230736
Price	$549,900
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	T3E3M3

Amenities

Parking Spaces	4
Parking	Additional Parking, Alley Access, Double Garage Detached, RV Access/Parking
# of Garages	2

Interior

Interior Features	Separate Entrance, Storage
Appliances	Electric Stove, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Street Lighting

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	The Real Estate District

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