

# \$779,000 - 3122 39 Street Sw, Calgary

MLS® #A2213934

**\$779,000**

4 Bedroom, 2.00 Bathroom, 901 sqft

Residential on 0.14 Acres

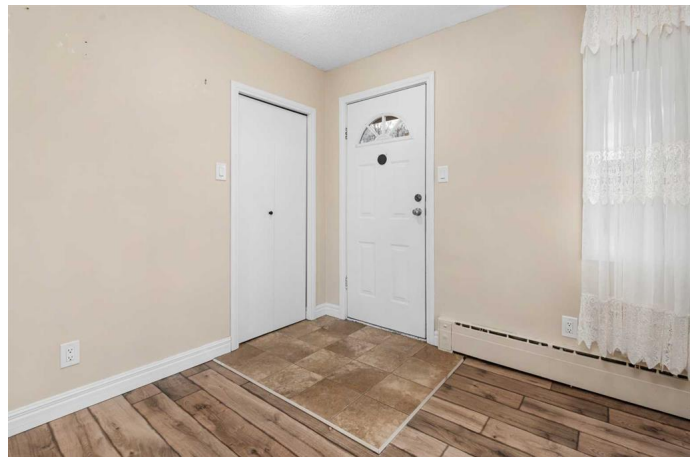
Glenbrook, Calgary, Alberta

Attention Builders & Investors!!

Welcome to this charming bungalow in the heart of Glenbrook sitting on a 50 x 120 lot offering an unbeatable location thatâ€™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 and a renovated 4-piece bathroom to add 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. Donâ€™t miss your chance to view this fantastic opportunity!

Built in 1957



## Essential Information

MLS® #	A2213934
Price	\$779,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	901
Acres	0.14
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	3122 39 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3J1

## Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Front Yard, Interior Lot, Level, Rectangular Lot, Street

	Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	The Real Estate District
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