

# \$749,900 - 3531 40 Street Sw, Calgary

MLS® #A2111017

**\$749,900**

4 Bedroom, 2.00 Bathroom, 1,021 sqft

Residential on 0.14 Acres

Glenbrook, Calgary, Alberta

Investors and developers, take note of this prime opportunity in Glenbrook! This well-located bungalow offers immense potential with its spacious 50x120-foot R-C2 zoned lot, overlooking a vast school field, just a short drive from downtown and Mount Royal University. Currently rented with an illegal walkout suite in the basement, this property is a versatile income generator. The expansive yard features a large west-facing deck and a double detached garage, while the main floor comprises a living room, dining area, kitchen, primary bedroom, two additional bedrooms and a four piece bathroom. The basement illegal suite includes a full kitchen, living area, spacious bedroom, and four-piece bathroom. Whether you're seeking a comfortable home or an addition to your rental portfolio, this Glenbrook gem awaits your vision. Call your local realtor and arrange a private viewing.

Built in 1958

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2111017  |
| Price          | \$749,900 |
| Sold Price     | \$760,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,021     |
| Acres          | 0.14      |



|            |             |
|------------|-------------|
| Year Built | 1958        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Sold        |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 3531 40 Street Sw |
| Subdivision | Glenbrook         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3E 3K3           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

**Interior**

|                   |                        |
|-------------------|------------------------|
| Interior Features | Laminate Counters      |
| Appliances        | Refrigerator, Stove(s) |
| Heating           | Forced Air             |
| Cooling           | None                   |
| Has Basement      | Yes                    |
| Basement          | Full, Suite            |

**Exterior**

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Fire Pit, Garden                                  |
| Lot Description   | Back Lane, Back Yard, Landscaped, Street Lighting |
| Roof              | Asphalt Shingle                                   |
| Construction      | Vinyl Siding, Wood Frame                          |
| Foundation        | Poured Concrete                                   |

**Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | March 1st, 2024 |
| Date Sold   | March 1st, 2024 |
| Zoning      | R-C2            |
| HOA Fees    | 0.00            |

**Listing Details**

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