

\$565,000 - 3318 39 Street Sw, Calgary

MLS® #A2152714

\$565,000

4 Bedroom, 2.00 Bathroom, 949 sqft

Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

*****DO NOT MISS THIS PROPERTY*****

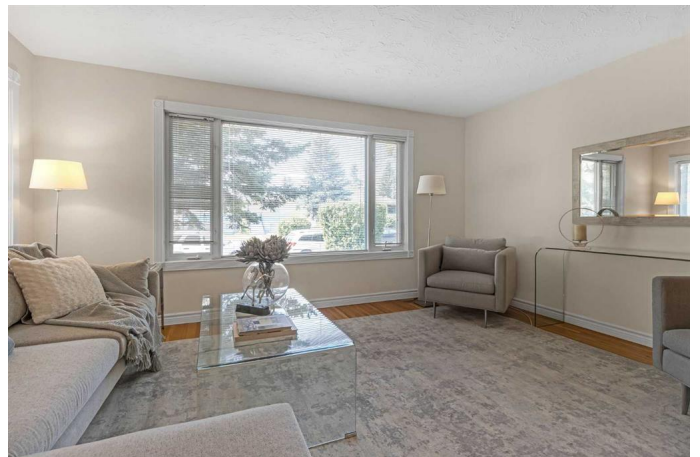
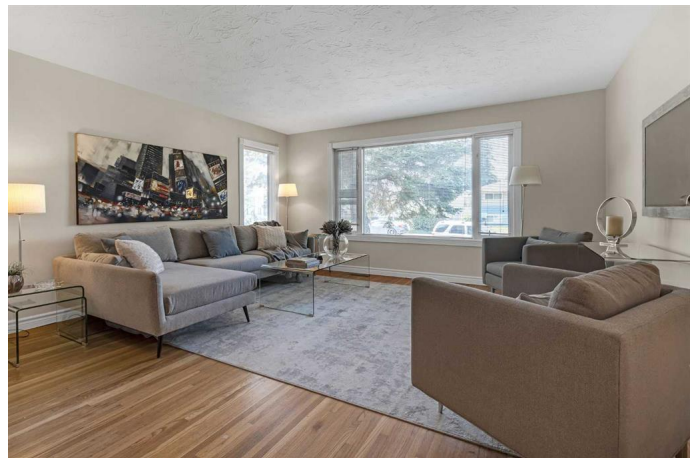
Discover this stunning duplex, perfectly situated just minutes from all the shopping you need and quick access to Stoney Trail. The prime location offers unparalleled convenience and connectivity. This could be a perfect opportunity for investors and potential homeowners alike.

Step inside to a spacious, west-facing living room and dining area, bathed in natural sunlight throughout the day. The bright and airy ambiance is perfect for relaxing or entertaining guests.

The main floor features two large bedrooms, offering ample space for comfort and relaxation. The well-appointed bathroom boasts modern fixtures and finishes, providing a touch of luxury in everyday living.

The basement has it's own entrance, It includes two additional decent-sized bedrooms and a large living space complete with a cozy fireplace, laundry room and bathroom. This is the perfect space for your kids to have their own space! A secondary suite would be subject to approval and permitting by the city.

This Glenbrook gem won't last long! Experience the perfect blend of comfort, and convenience in this beautiful duplex.



Built in 1960

Essential Information

MLS® #	A2152714
Price	\$565,000
Sold Price	\$530,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	949
Acres	0.07
Year Built	1960
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	3318 39 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3J2

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Laminate Counters, No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Electric Water Heater, Range Hood
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Private
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2024
Date Sold	August 9th, 2024
Days on Market	15
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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