

\$884,900 - 3326 42 Street Sw, Calgary

MLS® #A2162594

\$884,900

4 Bedroom, 4.00 Bathroom, 1,909 sqft

Residential on 0.07 Acres

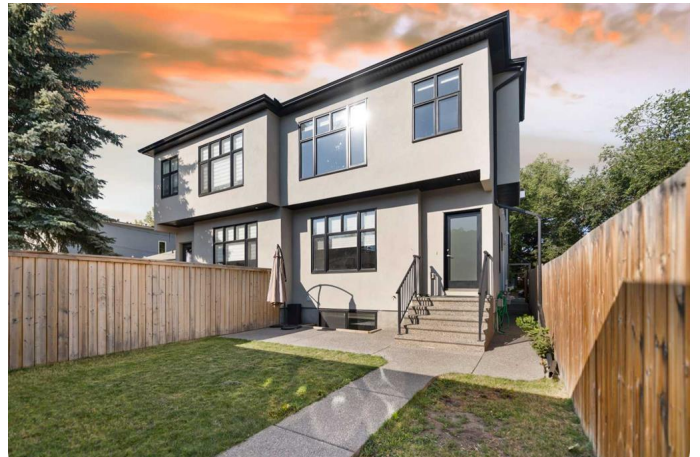
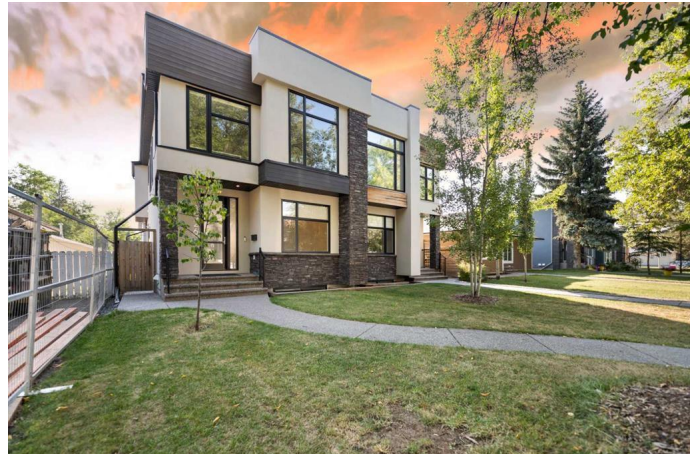
Glenbrook, Calgary, Alberta

INNER CITY INFILL WITH A BASEMENT SUITE!!! (illegal) This house is located on a peaceful tree-lined street that provides stunning views year round. You really do not want to miss this home.

Introducing this custom-built inner city infill, available on the Calgary market for the first time! This open concept home offers a warm and inviting atmosphere, featuring a beautiful fireplace on the main floor. The spacious dining area is perfect for entertaining, and the well-designed kitchen, complete with an oversized island, provides an ideal space for creating culinary masterpieces.

Upstairs, you'll find three generously sized bedrooms, including a primary suite with a large ensuite with a sky-light and a walk-in closet. For added convenience, the upper level also includes a full-sized laundry room. The professionally installed basement (illegal) suite, with its own private entrance and separate laundry, is a fantastic income opportunityâ€”easily renting for \$1,400/month or potentially generating \$20k annually according to AirDNA.

This home also features a brand new roof with a 30-year warranty, ensuring long-term peace of mind, and new flooring in the basement for added comfort and style. The fully fenced backyard and double detached garage complete this incredible property.



Located just down the street from a school, only a 15-minute drive to downtown, with easy access to Stoney Trail and close to a C-Train station, this is a home you donâ€™t want to miss!

Built in 2016

Essential Information

MLS® #	A2162594
Price	\$884,900
Sold Price	\$852,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,909
Acres	0.07
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 Storey
Status	Sold

Community Information

Address	3326 42 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3M6

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Garage Faces Rear

Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open
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	Floorplan, Quartz Counters
Appliances	Built-In Gas Range, Dishwasher, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Uncovered Courtyard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2024
Date Sold	October 29th, 2024
Days on Market	55
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Creekside Realty
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