

# \$739,900 - 3511 42 Street Sw, Calgary

MLS® #A2172535

**\$739,900**

5 Bedroom, 2.00 Bathroom, 911 sqft  
Residential on 0.13 Acres

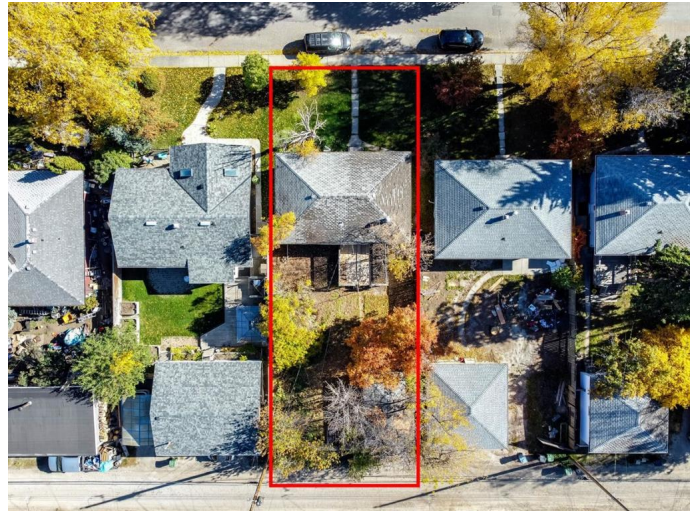
Glenbrook, Calgary, Alberta

Incredible opportunity! This lot is nestled on a quiet family friendly street in the desirable community of Glamorgan. Perfectly positioned on a 50' lot with a sunny WEST facing backyard, this prime location is an ideal lot to build your family's dream home or for developers to build two infills. The west facing backyard offers a beautiful space to enjoy summer evenings and barbecues with loved ones. You couldn't ask for a better location with a short walking distance to St Andrew School (K-6), Glamorgan School (K-9), MT Royal University and transit. Access to major roadways and all shopping and dining amenities in Signal Hill and Glamorgan. A quiet family street with mature trees and friend neighbours awaits.

Built in 1958

## Essential Information

MLS® #	A2172535
Price	\$739,900
Sold Price	\$755,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	911
Acres	0.13
Year Built	1958
Type	Residential



Sub-Type	Detached
Style	Bungalow
Status	Sold

### Community Information

Address	3511 42 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3M7

### Amenities

Parking Spaces	1
Parking	Single Garage Detached

### Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Interior Lot, Level, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	October 11th, 2024
Date Sold	October 11th, 2024
Zoning	R-CG
HOA Fees	0.00

### Listing Details

Listing Office	RE/MAX House of Real Estate
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