

# \$765,000 - 3304 42 Street Sw, Calgary

MLS® #A2179247

**\$765,000**

3 Bedroom, 2.00 Bathroom, 884 sqft

Residential on 0.14 Acres

Glenbrook, Calgary, Alberta

Attention Builders, 120' X 50' R-CG CORNER lot with BASEMENT SUITE in the community of Glenbrook. Newer 100 amp electrical panel, newer HE furnace w/ humidifier, newer hot water tank, newer windows in basement, and newer fence.

Built in 1959

## Essential Information

MLS® #	A2179247
Price	\$765,000
Sold Price	\$805,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	884
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

## Community Information

Address	3304 42 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta



Postal Code	T3E 3M6
-------------	---------

### Amenities

Parking Spaces	2
----------------	---

Parking	Single Garage Detached, Alley Access, Covered, Driveway
---------	---

### Interior

Interior Features	See Remarks
-------------------	-------------

Appliances	See Remarks
------------	-------------

Heating	Forced Air, Natural Gas
---------	-------------------------

Cooling	None
---------	------

Has Basement	Yes
--------------	-----

Basement	Finished, Full, Suite
----------	-----------------------

### Exterior

Exterior Features	Private Entrance, Private Yard
-------------------	--------------------------------

Lot Description	Back Lane, Back Yard, Corner Lot, Landscaped, Rectangular Lot, Level, Private, See Remarks
-----------------	--

Roof	Asphalt Shingle
------	-----------------

Construction	Stucco, Wood Frame
--------------	--------------------

Foundation	Poured Concrete
------------	-----------------

### Additional Information

Date Listed	November 14th, 2024
-------------	---------------------

Date Sold	November 15th, 2024
-----------	---------------------

Days on Market	1
----------------	---

Zoning	R-CG
--------	------

HOA Fees	0.00
----------	------

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.