

3314 39 Street SW
Calgary, Alberta

MLS # A2166971



\$549,900

Division:	Glenbrook		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	927 sq.ft.	Age:	1960 (64 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating: Forced Air

Floors: Hardwood, Laminate, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-C2

Utilities: -

Inclusions: N/A

Location, location, location! Don't miss this opportunity to own an affordable, upgraded half duplex in the sought-after community of Glenbrook. Situated on a quiet street neighbouring infill duplexes that recently sold in the high \$800k's. Shows great! Inside, you'll find a freshly painted interior with beautiful hardwood floors throughout the main level. The kitchen has been tastefully upgraded with new cabinetry and backsplash, quartz countertops, and newer appliances. The spacious living room and dining area provide ample space for gatherings. There are 2 large bedrooms and an updated 4-piece bathroom. The newly developed lower level boasts quality hard surface flooring and features an open games room, a spacious rec room, an additional updated 4-piece bathroom, a generous 3rd bedroom, and convenient laundry. Recent upgrades include a professionally developed basement, newer windows, newer asphalt shingle roof, fresh paint, updated and light fixtures. Outside, there's a single detached garage at the rear with an additional outdoor parking stall. Whether you're looking for affordable, turnkey inner-city living or an excellent revenue property, this home offers great value. Enjoy being minutes away from numerous amenities, downtown, and steps to public transit. Book your showing today!