## 3122 42 Street SW
## Calgary, Alberta

### MLS # A2230736



# $549,900

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| **Division:** | Glenbrook |
| **Type:** | Residential/Duplex |
| **Style:** | Attached-Side by Side, Bungalow |
| **Size:** | 815 sq.ft. |
| **Age:** | 1959 (66 yrs old) |
| **Beds:** | 3 |
| **Baths:** | 2 |
| **Garage:** | Additional Parking, Alley Access, Double Garage Detached, RV Access/Parking |
| **Lot Size:** | 0.08 Acre |
| **Lot Feat:** | Back Lane, Back Yard, Street Lighting |

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| **Heating:** | Forced Air | **Water:** | - |
| **Floors:** | Carpet, Hardwood, Linoleum | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | - |
| **Basement:** | Separate/Exterior Entry, Finished, Full, Suite | **LLD:** | - |
| **Exterior:** | Vinyl Siding, Wood Frame | **Zoning:** | R-CG |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | Separate Entrance, Storage | | |

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| **Inclusions:** | NA |

Set on a quiet, tree-lined street in a growing inner-city neighborhood, this well-maintained bungalow duplex features 2 bedrooms and a 4-piece bathroom on the main floor, with NEW carpets and freshly painted. Downstairs, the separate-entry illegal suite includes a full bathroom, 1 bedroom, and shared laundry access, making it ideal for supporting multigenerational living, renting down and living up, or living down and renting up. Major upgrades have been professionally completed, including a high-efficiency furnace, hot water tank, replaced sewer line, upgraded electrical panel and mast, and triple-pane metal-clad windows (except in the living room). The expensive work is done&mdash;just bring your style and vision for the finishing touches. Enjoy the outdoors in the fully fenced backyard with a large deck, low-maintenance landscaping, and plenty of room to transform the space into your own private oasis. An oversized 24&rsquo; deep double detached garage with 9&rsquo; ceilings and 220V wiring offers space for vehicles, a workshop, or storage, with bonus parking beside the garage thanks to the oversized wide lot. The home is walking distance to Safeway, Glamorgan Bakery, Richmond&rsquo;s Pub, several schools including AE Cross Junior High, and multiple major transit routes. A smart, flexible property in a high-potential location.