4148 42 Street Calgary Alberta

$684,900

Perfectly poised in one of Calgary's most desirable and mature inner-city communities, Glamorgan, this family home is ready for new homeowners! Set on a 60x100' (5,997 Sq Ft) R-C1 zoned lot, a great opportunity presents itself for investors, builders or buyers looking to personalize this property and make it their own. The bungalow presents a truly functional floor plan with bright living and dining rooms; a cute well-kept vintage kitchen; and 3 spacious bedrooms on the main floor that share a full bath. Downstairs you will find a large rec room, laundry, 2 more spacious bedrooms and full bath. Don't miss the large backyard and oversized double detached garage. This property is located mere minutes to the incredible shopping and restaurant selections in Signal Hill and Westhills; a short commute into downtown, and to the boutique shopping and incredible eateries of the 17th Avenue Entertainment District and Marda Loop; ease of access to Glenmore and Sarcee Trails, Richmond Road and subsequently Crowchild Trail for a quick commute. The Grey Eagle Casino, incredible parks, schools including Mount Royal University, golf, tennis courts and public transportation are all close by. Join a vibrant community where everything you need is right at your fingertips. Embrace the ultimate in convenience and luxury with this prime opportunity. Book your showing today! **OPEN HOUSE Saturday, September 14th from 2:30 - 4:30pm** (id:6769)

3pc Bathroom 1.56 M x 2.38 M	Kitchen 3.56 M x 4.10 M
Bedroom 3.25 M x 3.51 M	Dining room 2.41 M x 2.74 M
Bedroom 3.30 M x 3.51 M	Primary Bedroom 3.52 M x 3.93 M
Recreational, Games room 6.80 M x 4.73 M	Bedroom 3.51 M x 2.44 M
Storage 3.35 M x 3.80 M	Bedroom 2.49 M x 3.07 M
Furnace 3.59 M x 3.80 M	4pc Bathroom 3.51 M x 1.54 M
Living room 3.52 M x 4.99 M	