



## 3124 42 Street Calgary Alberta

\$949,900

Located in the heart of Glenbrook, this investment duplex sits proudly on a rare 58' x 120' lot along one of the community's most iconic tree-lined streets. With beautiful mature overhangs providing shade and charm, this property offers a blend of inner-city convenience and quiet residential character that's hard to find. The large frontage and deep lot give it a commanding presence and exceptional curb appeal--ideal for attracting long-term tenants or future redevelopment opportunities. The property is zoned R-CG, offering incredible potential for value-added upgrades or a more comprehensive development strategy. With separate side entrances at the back, both units can easily accommodate legal basement suites--adding flexibility and maximizing rental income. Investors will appreciate the strong fundamentals of this parcel: a solid existing structure, income-generating potential, and the ability to build multiple units over time, all while staying within existing zoning guidelines. Whether you're looking to buy and hold, renovate for cash flow, or explore higher-density redevelopment in the future, this property offers a versatile and strategic addition to any real estate portfolio. Glenbrook remains one of Calgary's most sought-after, up-and-coming inner-city neighbourhoods, and opportunities like this--especially on lots of this size and zoning--rarely come to market. (id:6769)

Bedroom 9.92 Ft x 10.92 Ft  
Bedroom 15.75 Ft x 10.92 Ft  
Bedroom 12.00 Ft x 11.50 Ft  
Den 15.75 Ft x 10.75 Ft  
Recreational, Games room 17.42 Ft x 11.50 Ft  
Storage 20.00 Ft x 23.00 Ft  
Storage 15.42 Ft x 22.83 Ft  
4pc Bathroom 4.92 Ft x 6.67 Ft  
4pc Bathroom 5.00 Ft x 6.67 Ft

Bedroom 10.67 Ft x 10.17 Ft  
Dining room 10.75 Ft x 10.17 Ft  
Kitchen 14.33 Ft x 9.17 Ft  
Kitchen 14.92 Ft x 9.08 Ft  
Living room 21.50 Ft x 12.75 Ft  
Living room 21.00 Ft x 12.67 Ft  
Primary Bedroom 12.33 Ft x 10.25 Ft  
Primary Bedroom 14.17 Ft x 10.25 Ft

Listing Presented By:



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