



3122 42 Street Calgary Alberta

\$535,000

****COM JOIN US AT OUR OPEN HOUSE THIS SATURDAY JULY 5TH FROM 12-3PM**PRIME INVESTMENT OPPORTUNITY!** Live up and rent down in this updated bungalow on a quiet street in the highly sought after community of Glenbrook. All the major updates have been done such as newer triple pane windows, high efficiency furnace, hot water tank, insulation, electrical panel, and even sewer line. As you enter the property you are greeted by the large living room with new carpet (hardwood underneath) and large picture window. Functional kitchen with white cabinetry and separate entrance out to the private backyard oasis with composite decking and custom designed rock firepit area. Great spot to hang out and enjoy long summer nights with friends. 2 good sized bedrooms and an updated 4-piece bathroom complete the main floor. Head down to the fully finished illegal basement suite with living room, full kitchen, bedroom and floor to ceiling tiled shower 3-piece bathroom. Common area/utility room with a newer Samsung front-loading washer and dryer. A rare oversized 24' long double detached garage with 9-foot ceilings, and 220V power with additional parking pad beside. Great for car enthusiasts with lots of parking options and shop space. This home is just steps from Richmond Road and within walking distance to AE Cross and Glenbrook School. Commuters will appreciate the easy access to Glenmore Trail via 37th Street and Stoney Trail via Sarcree Trail. The home's unbeatable central location puts you just steps from Glenbrook Playground, Glenbrook School, Glamorgan Elementary--one of Alberta's top-ranked TLC schools--and A.E. Cross School, with Calgary Christian Schools also nearby. Everyday essentials are within walking distance, including Calgary Co-op, Canadian Tire, Save-On-Foods, and more. Just minutes away, WestHills Towne Centre and Signal Hill Centre offer a variety of shops, restaurants...

Other 12.33 Ft x 10.33 Ft

Living room 15.25 Ft x 12.08 Ft

Primary Bedroom 10.33 Ft x 8.33 Ft

Laundry room 16.17 Ft x 8.50 Ft

3pc Bathroom 6.33 Ft x 6.08 Ft

Kitchen 14.42 Ft x 9.08 Ft

Primary Bedroom 14.33 Ft x 10.17 Ft

Bedroom 10.67 Ft x 10.17 Ft

Foyer 5.42 Ft x 3.67 Ft

4pc Bathroom 6.58 Ft x 4.92 Ft

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