



3527 42 Street SW
Calgary, Alberta

MLS # A2291472



\$774,900

Division:	Glenbrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	913 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Garage Faces Rear		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vinyl Windows		

Inclusions: Storage Shed

Opportunity knocks in the heart of Glenbrook. This charming bungalow presents exceptional potential: primed for redevelopment, situated on a 50' x 115' lot with R-CG zoning, ideal for a future semi-detached, rowhouse, or multi-unit project (subject to City of Calgary approval). For those looking to hold, invest, or move in, the home itself has seen numerous upgrades, and it offers a functional layout for families or renters alike including a separate entrance. The main floor features three bedrooms, serviced by a renovated 4-piece bathroom, while the open kitchen includes a functional island and gas range, creating a welcoming space for everyday living and entertaining. The fully finished basement expands the living space with two additional bedrooms and another upgraded bathroom, providing flexibility for guests, extended family, or rental income potential. Outside, the west-facing backyard enjoys beautiful afternoon sunshine and is complete with a double detached garage. Notable upgrades include shingles (2016), furnace (2019), hot water tank (2019), and electrical updates (2020). All of this in an outstanding location just minutes from schools, shopping, Safeway, parks, and 5 mins from the 45th street CTrain Station, offering quick and convenient access to downtown.