



**3101 39 Street SW**  
**Calgary, Alberta**

**MLS # A2298201**



**\$650,000**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,444 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Garage Door Opener, Garage Faces Rear, Off Street, On Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Corner Lot, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Pantry, Storage, Vinyl Windows		

**Inclusions:** NA

Beautifully updated duplex in the heart of Glenbrook with no condo fees! This bright and welcoming 1444 sqft, 3 bedrooms and 2.5 bathrooms home offers newer flooring, newer appliances, new carpets, updated bathroom finishes, new ceiling fans, and an undeveloped basement with laundry and a newer washer/dryer set. The functional layout provides comfortable living space, generous bedrooms, and excellent future potential downstairs. Enjoy the benefits of home ownership with yard space, flexibility, and no monthly condo fees. Ideally located close to excellent schools, shopping, parks, and everyday amenities, this is an outstanding opportunity for buyers seeking value, convenience, and the feel of a true home in a central Calgary community of Glenbrook. Make this home yours today!