



3103 39 Street SW
Calgary, Alberta

MLS # A2298246



\$675,000

Division:	Glenbrook		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,429 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Interior Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RC-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Pantry, Vinyl Windows		

Inclusions: NA

Beautifully updated duplex in the heart of Glenbrook with no condo fees! This bright and welcoming home offers 1429 Sqft, 3 bedrooms and 2.5 bathrooms with newer flooring, newer appliances, new carpets, updated bathroom finishes, new ceiling fans, new roof 2025 and an undeveloped basement with laundry and a new 2026 washer/dryer set and oven. 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. Buy both side while they are both available or just one side. Make this your home today!