



**3128 39 Street SW**  
**Calgary, Alberta**

**MLS # A2137768**



**\$879,900**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,016 sq.ft.	<b>Age:</b>	1959 (65 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

**Heating:** Forced Air, Natural Gas

**Floors:** Hardwood, Parquet

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-C2

**Utilities:** -

**Inclusions:** N/A

ATTENTION BUILDERS AND DEVELOPERS...Here is a very rare opportunity to purchase a lot complete with existing plans and a development permit for a Duplex. Located in Glenbrook on a quiet street, This accessible location provides easy access to facilities, including grocery stores, retail shops, and restaurants, all of which are within walking distance. This home could be rented out until you decide to build or start development right away.