



THE
A-TEAM

**RE/MAX
FIRST**

3326 42 Street, Calgary T3E 3M6

MLS®#: **A2162594**

Area: **Glenbrook**

Listing Date: **09/04/24**

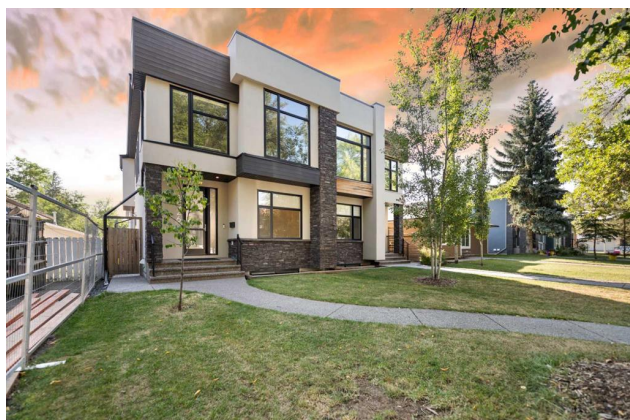
List Price: **\$899,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,909

Year Built:

2016

Low Sqft:

Ttl Sqft:

1,909

Lot Information

Lot Sz Ar:

3,013 sqft

Lot Shape:

DOM

14

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Back Lane,Back Yard

Park Feat:

Double Garage Attached,Garage Faces Rear

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Uncovered Courtyard**

Construction:

Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Gas Range,Dishwasher,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

Bookcases,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Jetted Tub,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`0" x 9`7"	Living Room	Main	18`6" x 13`10"
Kitchen	Main	15`10" x 13`5"	2pc Bathroom	Main	5`7" x 5`0"
5pc Ensuite bath	Upper	20`4" x 8`7"	4pc Bathroom	Upper	10`2" x 4`11"
Walk-In Closet	Upper	8`5" x 6`3"	Bedroom - Primary	Upper	14`9" x 12`10"
Bedroom	Upper	11`6" x 9`9"	Bedroom	Upper	10`10" x 9`9"
Mud Room	Main	11`11" x 3`11"	4pc Bathroom	Basement	9`11" x 4`11"
Bedroom	Basement	14`1" x 9`2"	Living/Dining Room Combination	Basement	19`2" x 17`2"

Laundry

Basement

3`9" x 2`11"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

1611992

Zoning:

R-C2

Remarks

Pub Rmks:

INNER CITY INFILL WITH A BASEMENT SUITE!!! (illegal) This house is located on a peaceful tree-lined street that provides stunning views year round. You really do not want to miss this home. Introducing this custom-built inner city infill, available on the Calgary market for the first time! This open concept home offers a warm and inviting atmosphere, featuring a beautiful fireplace on the main floor. The spacious dining area is perfect for entertaining, and the well-designed kitchen, complete with an oversized island, provides an ideal space for creating culinary masterpieces. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a large ensuite with a sky-light and a walk-in closet. For added convenience, the upper level also includes a full-sized laundry room. The professionally installed basement (illegal) suite, with its own private entrance and separate laundry, is a fantastic income opportunity—easily renting for \$1,400/month or potentially generating \$20k annually according to AirDNA. This home also features a brand new roof with a 30-year warranty, ensuring long-term peace of mind, and new flooring in the basement for added comfort and style. The fully fenced backyard and double detached garage complete this incredible property. Located just down the street from a school, only a 15-minute drive to downtown, with easy access to Stoney Trail and close to a C-Train station, this is a home you don't want to miss!

Inclusions:

None

Property Listed By:

Creekside Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

