



GRASSROOTS
REALTY GROUP

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3101 39 Street SW
Calgary, Alberta

MLS # A2298201



\$650,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	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!