



**3103 39 Street SW**  
**Calgary, Alberta**

**MLS # A2298246**



**\$675,000**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,429 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, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Interior Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<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>	RC-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!