



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

**MLS # A2298246**



**\$619,900**

<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

\*OH | Saturday | June 20, 2-4:30pm | Sunday June 21, 1-3:00pm\* Find yourself at home in Glenbrook. From the moment you step onto the lovely front porch-the perfect spot to enjoy your morning coffee- you will feel the warmth of this beautifully updated duplex. Offering the freedom of no condo fees, this bright and welcoming property is a wonderful place to call your own. Inside, the functional layout shines with thoughtful modern updates, including newer flooring, plush new carpets, refreshed bathroom finishes, and new ceiling fans. The kitchen comes equipped with newer appliances and a brand-new oven, while the clean, undeveloped basement houses a brand-new washer and dryer set alongside excellent potential for future living space. Outdoors, your living area expands into a private, sunny, west-facing backyard complete with a spacious deck made for afternoon relaxation and weekend barbecues. Located in the vibrant, established community of Glenbrook, you are just minutes away from top-tier schools, local shops, parks, public transit and fantastic recreation facilities. This home truly combines everyday convenience, move-in ready comfort, and a wonderful neighbourhood lifestyle.