GRASSROOTS REALTY GROUP

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3336 39 Street SW
Calgary, Alberta

MLS # A2313947

$665,000

Division:	Glenbrook		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	945 sq.ft.	**Age:**	1959 (67 yrs old)
Beds:	4	**Baths:**	2
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	Flat Torch Membrane, Membrane	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Wood Siding	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Quartz Counters		

Inclusions: NA

Step into this beautifully updated inner-city duplex, where modern upgrades meet striking architectural character. The main living space immediately captures your attention with soaring vaulted ceilings, exposed beams, and oversized windows that flood the home with natural light. At the heart of the home is a fully redesigned kitchen, thoughtfully finished with sleek quartz countertops, stainless steel appliances, a gas range, and ample workspace, ideal for both everyday living and hosting. The open-concept layout flows seamlessly into a spacious living area overlooking the front yard, creating an inviting setting for gathering and relaxation. The main level features two generously sized bedrooms along with a stylishly renovated three-piece bathroom. Downstairs, the fully developed lower level offers two additional bedrooms, a versatile open area perfect for a home office, and another well-appointed three-piece bathroom. A separate side entrance provides added flexibility and potential. Outside, the property continues to impress with a large, private yard complete with fencing and a NEW DOUBLE car GARAGE. New concrete walkways and landscaping complete the exterior highlights. Additional upgrades include a new fridge, stove and washer. A new 200-amp service opens the door to endless possibilities such as EV charging, a hot tub, or a fully powered workshop.

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