

# \$949,900 - 3124 42 Street Sw, Calgary

MLS® #A2223997

**\$949,900**

6 Bedroom, 2.00 Bathroom, 1,616 sqft  
Residential on 0.16 Acres

Glenbrook, Calgary, Alberta

Located in the heart of Glenbrook, this investment duplex sits proudly on a rare 58' x 120' lot along one of the community's most iconic tree-lined streets. With beautiful mature overhangs providing shade and charm, this property offers a blend of inner-city convenience and quiet residential character that's hard to find. The large frontage and deep lot give it a commanding presence and exceptional curb appeal—ideal for attracting long-term tenants or future redevelopment opportunities.

The property is zoned R-CG, offering incredible potential for value-added upgrades or a more comprehensive development strategy. With separate side entrances at the back, both units can easily accommodate legal basement suites—adding flexibility and maximizing rental income. Investors will appreciate the strong fundamentals of this parcel: a solid existing structure, income-generating potential, and the ability to build multiple units over time, all while staying within existing zoning guidelines.

Whether you're looking to buy and hold, renovate for cash flow, or explore higher-density redevelopment in the future, this property offers a versatile and strategic addition to any real estate portfolio. Glenbrook remains one of Calgary's most sought-after, up-and-coming inner-city neighbourhoods, and opportunities like



thisâ€”especially on lots of this size and zoningâ€”rarely come to market.

Built in 1959

### **Essential Information**

MLS® #	A2223997
Price	\$949,900
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,616
Acres	0.16
Year Built	1959
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	3124 42 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3M3

### **Amenities**

Parking Spaces	4
Parking	Parking Pad

### **Interior**

Interior Features	See Remarks
Appliances	Other
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

**Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Rectangular Lot, Treed, See Remarks
Roof	Asphalt Shingle
Construction	Mixed, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 23rd, 2025
Days on Market	17
Zoning	R-CG

**Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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