

**3511 42 Street SW**  
**Calgary, Alberta**

**MLS # A2184231**



**\$749,900**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	912 sq.ft.	<b>Age:</b>	1958 (66 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Level, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Incredible opportunity! This lot is nestled on a quiet family friendly street in the desirable community of Glamorgan. Perfectly positioned on a 50' lot with a sunny WEST facing backyard, this prime location is an ideal lot to build your family's dream home or for developers to build two infills. The west facing backyard offers a beautiful space to enjoy summer evenings and barbecues with loved ones. You couldn't ask for a better location with a short walking distance to St Andrew School (K-6), Glamorgan School (K-9), MT Royal University and transit. Access to major roadways and all shopping and dining amenities in Signal Hill and Glamorgan. A quiet family street with mature trees and friend neighbours awaits.