

\$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, See Remarks, Treed |
| Roof | Asphalt Shingle |
| Construction | Mixed, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 23rd, 2025 |
| Days on Market | 26 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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