# \$799,000 - 2831 42 Street Sw, Calgary

MLS® #A2260053

## \$799,000

3 Bedroom, 1.00 Bathroom, 1,050 sqft Residential on 0.13 Acres

Glenbrook, Calgary, Alberta

Excellent investment and redevelopment opportunity in the desirable community of Glenbrook. This property features a 50 ft x 115 ft lot (approx. 5,747 sq. ft.) with R-CG zoning, offering potential for semi-detached, row-house or multi-unit development (subject to City of Calgary approvals). Existing 1959 bungalow (approx. 1,050 sq. ft. above grade) provides holding income. Current tenant is flexible â€" open to vacating if required or preferring to stay under new ownership. Outstanding location close to schools, shopping, parks, Optimist Athletic Park, and the 45 Street CTrain station, with quick access to downtown. This property is being marketed primarily for land value and future development potential.



#### **Essential Information**

MLS® # A2260053 Price \$799,000

Bedrooms 3

Bathrooms 1.00

Full Baths 1

Square Footage 1,050

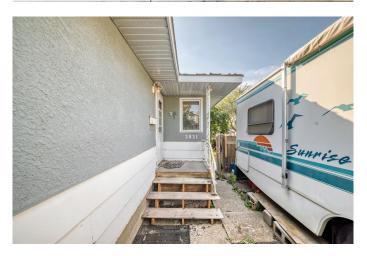
Acres 0.13

Year Built 1959

Type Residential Sub-Type Detached







Style Bungalow

Status Active

# **Community Information**

Address 2831 42 Street Sw

Subdivision Glenbrook

City Calgary
County Calgary

Province Alberta

Postal Code T3E 3M2

## **Amenities**

Parking Spaces 5

Parking Off Street, Parking Pad

## Interior

Interior Features Ceiling Fan(s), See Remarks

Appliances Electric Stove, Refrigerator, Washer/Dryer

Heating Central
Cooling None
Has Basement Yes

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Basement See Remarks

### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Few Trees, Interior Lot

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

### **Additional Information**

Date Listed September 25th, 2025

Days on Market 2

Zoning R-CG

# **Listing Details**

Listing Office Coldwell Banker Mountain Central

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