

# \$590,000 - 2840 39 Street Sw, Calgary

MLS® #A2220738

**\$590,000**

4 Bedroom, 2.00 Bathroom, 962 sqft

Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

Welcome to this spacious semi-detached, side-by-side bungalow in the highly sought-after community of Glenbrook. Offering 1,924 sq. ft. of total living space, this home features an illegal basement suite with a separate entrance and separate laundry, making it ideal for multi-generational living or future rental income.

Upstairs, you'll find gorgeous vaulted and beamed ceilings, original hardwood flooring, and three generously sized bedrooms filled with natural light. The lower level includes an additional bedroom, full bathroom, and comfortable living space—perfect for extended family or generating rental income. Step outside to a large backyard ready for your personal touch—an ideal space to create your own private oasis. A major bonus is the oversized, heated, and insulated double garage, complete with extended length and an 8'™ high door, offering excellent space for large vehicles, a workshop, or extra storage. This property combines convenience, charm, and solid investment potential, situated just a hop, skip, and a jump from schools, shopping, transit, and parks. Whether you're looking to live up and rent down, or buy as a full investment property, this Glenbrook gem is full of possibilities!

Built in 1961

## Essential Information



MLS® #	A2220738
Price	\$590,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	962
Acres	0.07
Year Built	1961
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	2840 39 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 3G7

### **Amenities**

Parking Spaces	2
Parking	Off Street, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance, Vaulted Ceiling(s), Beamed Ceilings
Appliances	Dishwasher, Electric Stove, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Few Trees, Front Yard, Rectangular Lot
Roof	Asphalt Shingle

Construction	Cedar, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 16th, 2025
Days on Market	1
Zoning	R-CG

**Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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