

\$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 “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.

Built in 1959

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
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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