2840 39 Street SW

Calgary | Active | MLS® A2359836

$665,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1961**	**974.43 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Charles

A closer look

OPEN HOUSE SUN NOVEMBER 29th 11AM-1PM. A wise investment opportunity in the inner-city community of Glenbrook! The vaulted ceiling with exposed wood beams is the reason this 1961 half-duplex stands out from the rest, and the mid-century personality carries through the whole home. The main floor has an updated kitchen and two bedrooms, including a primary bedroom with a newly updated ensuite and a large walk-in closet that doubles as a dressing room. The main floor also features a four-piece bathroom with updated vanity. Downstairs is a 1-bedroom illegal suite with a separate entrance. The suite features a full kitchen, a large bedroom with a walk-in closet, and a spacious bathroom with its own full-size laundry. Outside, you will find a welcoming front yard with a porch and a low-maintenance backyard. The star of the show is the oversized 22' x 25' detached garage, which is insulated, drywalled, and heated, attic space for plenty of storage. This property is a true turn-key opportunity and is an ideal fit for an investor or a live-up rent-down setup. Glenbrook puts you in the inner city, with easy access to shops, restaurants, transit, and quick routes onto the city’s main roads.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359836
Bedrooms	3
Bathrooms	3
Year Built	1961
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	Attached-Side by Side, Bungalow
Total Living Area:	974.43 sq. ft.
Main Level Finished Area:	974.43 sq. ft.

Below Grade Finished Area:	974.43 sq. ft.
Lot Area:	3,003 sq. ft.
Lot Frontage:	24'6½"
Front Exposure:	West
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	1961 (Age: 65)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	1365AH
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	See Remarks
Structure Type:	Duplex
Roof:	Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood
Cooling:	None

Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Heated Garage, Insulated, Oversized, See Remarks
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Lower Level, Main Level, See Remarks
City Quadrant:	Southwest
Community:	Glenbrook
Appliances:	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Inclusions:	Basement electric stove, basement microwave, Basement refrigerator, Apartment sized dishwasher, Basement hood-fan, Basement Washer, Basement Dryer, Two TV Wall Mounts, Doorbell Camera
Restrictions:	None Known
Main Floor	Kitchen · 11' × 8' ·
Main Floor	Dining Room · 12'9" × 8' ·
Main Floor	Living Room · 13'5" × 11'3" ·
Main Floor	Bedroom - Primary · 12'8" × 9'9" ·
Main Floor	Bedroom · 10'4" × 8'3" ·
Basement	Kitchen · 8'9" × 8'6" ·
Basement	Dining Room · 10'10" × 9'4" ·
Basement	Living Room · 12'6" × 10'4" ·
Basement	Bedroom · 14'5" × 10'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	High Ceilings, No Smoking Home, Vaulted Ceiling(s)

Exterior Features:	Private Yard
Patio And Porch Features:	Front Porch, See Remarks
Lot Features:	Back Lane, Back Yard, Low Maintenance Landscape, Standard Shaped Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-C2
Listed Date:	Nov 26, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2840-39-street-sw-calgary-a2359836/

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