



Calgary-C-Glenbrook
3139 37 Street SW

LP \$ 629,000
MLS #: C3622585

Status: **Active** Type: Duplex Up And Down
 DOM: 0 Style: Single Level Apartment
 Rms Abv Gd: 5 Year Built: 1961
 Bedrms: Above: 3/Ttl: 5 Basement: Full
 Full/Half Baths: 2 Bsmnt Dev: Suite
 Tot Flr SqFt: 1123.76 Total Sq M: 104.4

This is a great opportunity to own a great Up/Down Duplex unit, centrally located in the established community of Glenbrook. This completely updated building offers two separate units with a large yard and double detached garage. The upper unit holds 3 large bedrooms and 2 more bedrooms are located in the lower unit. Recent updates include newer windows, gleaming hard wood floors, painted stucco & wood siding, and updated electrical. This building generates \$2850 per month. A great opportunity to own an income property in a beautiful neighbourhood.

Directions:

Virtual Tour:

Brochure:

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Poss: Negotiable	Level	Mtr2	SqFt
Full Baths:	0	0	0	2	0	0	Occupancy: Tenant	Main:	104.1	1120.53
Enst Baths:		0	0	0	0	0		Uppr:		
Addl Rms:	Finish Levels: 1						Garage Dim:	AbGd:	104.1	1120.53
Fin Fpl/Rgh:	1/	Fplc Fuel: Gas Only					Elem Schl:	Lowr:	90.4	973.07
Fireplace:	Tile Surround, Mantle						Middle Schl:	BIGd:	90.4	973.07
Parking:	Double Garage Detached						High Schl:	Total A.G:	104.4	1,123.76

Living Room:	4.3x4.9	M	Master Bdrm:	4.3x3.6	M
Dining Room:			Bedrm 2:	3.6x2.7	M
Kitchen:	2.8x2.4	M	Bedrm 3:	3.4x2.6	M
Family Room:			Bedrm 4:	3.2x2.5	L
Den:			Bedroom	3.6x2.4	L
Bonus Room:					

Flooring:	Hardwood, Non-Ceramic Tile, Laminate Flooring	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-2
Roof:	Asphalt Shingles	Heat Fuel:	Natural Gas
Exterior:	Stucco, Wood	Remodel:	
Site Influen:	Landscaped, Public Transportation, Playground Nearby, Schools, Shopping Nearby, View	Features:	Balcony, Detectors Smoke, Vinyl Windows, No Animal Home, No Smoking Home, Wall Unit-Built-In
Goods Incl:	Dryer, Dishwasher-Built-In, Refrigerator, Stoves-Two, Washer, Window Coverings-All	Amenities:	Cable TV Connection, Fireplaces, Elevator Passenger, Appliances Included, Intercom, Laundry-In-Suite, Private Park Access, Parking-Visitor, Storage-In-Suite, Security N-KNW
		Restrict:	
		Goods Excl:	

Warranty: None
Front Exposure: E

Prop Class:	Single Family	Condo/HOA:	Condo:	HOA:
Condo Name:		Condo/HOA Incl:		
Prk Encl/TTL:	2/2			
Reg Size:				

Total Lot M2:	478.0	Lot Dimen:	
Frontage:	15.2	Lot Shape:	Rectangular
Depth:	31.3	Zoning:	R-C2 DC
Conform:		Front Expos:	E
	Cnform Yr:		

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 2,905 - 2013	Local Improve	