

# \$619,900 - 3319 42 Street Ne, Calgary

MLS® #A2239132

**\$619,900**

5 Bedroom, 3.00 Bathroom, 1,255 sqft

Residential on 0.09 Acres

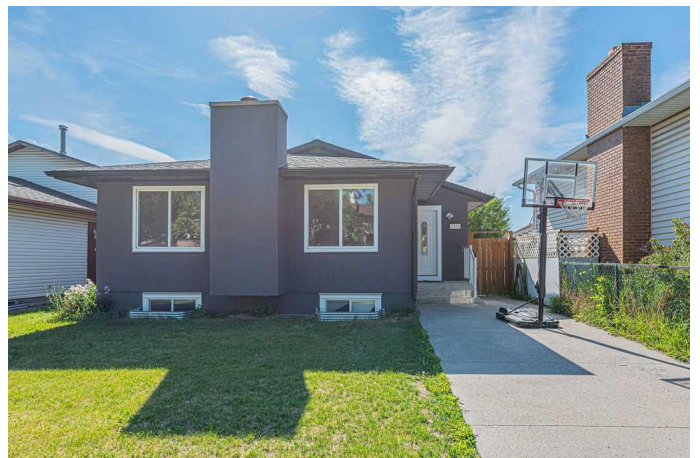
Whitehorn, Calgary, Alberta

Welcome to 3319 42 Street NE, Calgary – a fantastic opportunity in one of the city’s most desirable neighbourhoods! The main level offers a cozy living room, a spacious dining area, and a well-appointed kitchen with ample cabinetry, along with three generous bedrooms, a full bathroom, and a 2-piece ensuite in the primary. The legal basement suite features a separate entrance, 2 additional bedrooms, a den, a full bathroom, a second kitchen, and its own laundry – ideal for extended family or potential rental income. Outside, enjoy a large backyard and a single detached garage with rear-lane access. Located in the vibrant community of Whitehorn, this home is close to several schools, Peter Lougheed Hospital, and offers easy access to bus routes and the Whitehorn C-Train station. See it before it’s gone – perfect for families, first-time buyers, or savvy investors!

Built in 1979

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2239132  |
| Price          | \$619,900 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,255     |



|            |             |
|------------|-------------|
| Acres      | 0.09        |
| Year Built | 1979        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3319 42 Street Ne |
| Subdivision | Whitehorn         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T1Y 4J9           |

### Amenities

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

### Interior

|                   |  |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home  |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Fireplace(s), Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Electric   |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Finished, Full, Suite, Walk-Up To Grade                              |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | None                                  |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding, Wood Frame              |
| Foundation        | Poured Concrete                       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 1               |
| Zoning         | R-CG            |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | MaxWell Gold |
|----------------|--------------|

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