

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

MLS® #A2239132

**\$619,900**

5 Bedroom, 3.00 Bathroom, 1,255 sqft

Residential on 0.09 Acres

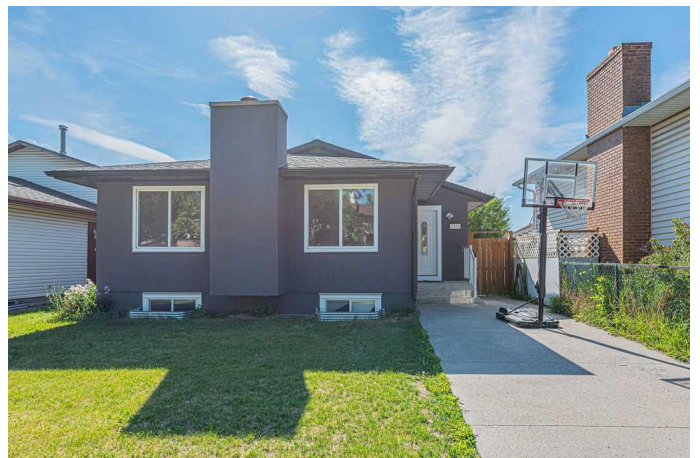
Whitehorn, Calgary, Alberta

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	10
Zoning	R-CG

### **Listing Details**

Listing Office	MaxWell Gold
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