



THE A-TEAM

RE/MAX FIRST

942 40 Avenue, Calgary T2K0E7

MLS® #: A2162311

Area: Highwood

Listing Date: 09/06/24

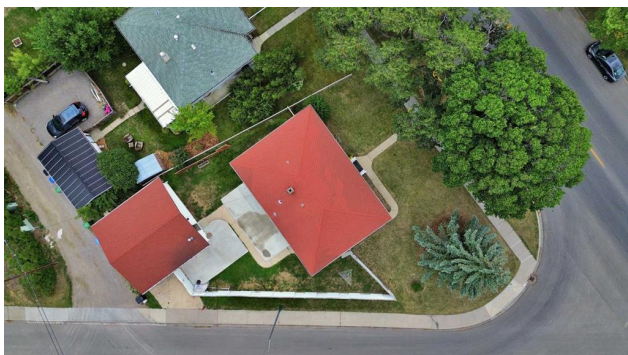
List Price: \$899,900

Status: Active

County: Calgary

Change: None

Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1955
Lot Information
Lot Sz Ar: 5,920 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 1,027
Low Sqft:
Ttl Sqft: 1,027

DOM

12
Layout
Beds: 5 (3 2 )
Baths: 2.0 (2 0)
Style: Bungalow

Parking

Ttl Park: 3
Garage Sz: 2

Access:

Lot Feat: Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Landscaped, Street Lighting
Park Feat: Additional Parking, Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Rear, Parking Pad, Rear Drive, RV Access/Parking

Utilities and Features

Roof: Asphalt Shingle
Heating: Baseboard, Boiler
Sewer:
Ext Feat: Private Entrance, Private Yard

Construction: Concrete, Mixed, Vinyl Siding
Flooring: Carpet
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Washer/Dryer
Int Feat: See Remarks
Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include 4pc Bathroom, Bedroom, Kitchen, Bedroom - Primary, Bedroom, Laundry, Storage.

Table with 3 columns: Room, Level, Dimensions. Rows include Bedroom, Dining Room, Living Room, 3pc Bathroom, Bedroom, Game Room.

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

**RC-2**

Legal Desc:

**1277GW**

Remarks

Pub Rmks:

**\*\*BUILDERS | DEVELOPERS | INVESTORS - PRIME INNER CITY NW OPPORTUNITY\*\* This corner lot bungalow in the desirable community of Highwood offers a fantastic investment opportunity! With 1000 sqft of potential, the property is ready for a major renovation or redevelopment into a new infill. The location provides great access to amenities and growth, making it an ideal pick for anyone looking to capitalize on the area's development. Located blocks away from the Highwood community centre, surrounded by terrific schools and just a short 10 minute drive to either Kensington or Downtown Calgary, this property is well connected to the vibrant inner NW Calgary has to offer. The large backyard and double garage off the rear lane are added bonuses to those looking to renovate this home!**

Inclusions:

**N/A**

Property Listed By:

**Manor Hill Realty YYC Inc.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**