



THE
A-TEAM

**RE/MAX
FIRST**

942 40 Avenue, Calgary T2K0E7

MLS® #: **A2162311**

Area: **Highwood**

Listing Date: **09/06/24**

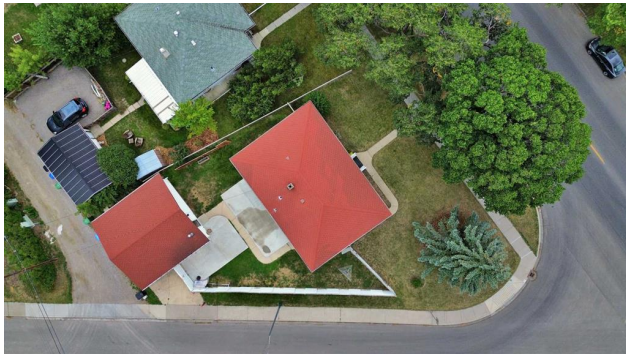
List Price: **\$899,900**

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: **1,119**
Low Sqft:
Ttl Sqft: **1,119**

DOM

76

Layout

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

Parking

Ttl Park: **3**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Corner Lot,Front Yard,Lawn,Landscaped,Street Lighting
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

Room	Level	Dimensions
4pc Bathroom	Main	9`1" x 4`11"
Bedroom	Main	8`10" x 11`2"
Kitchen	Main	12`8" x 13`0"
Bedroom - Primary	Main	13`2" x 11`2"
Bedroom	Lower	12`1" x 14`9"
Laundry	Lower	8`5" x 8`3"
Storage	Lower	12`1" x 7`11"

Room	Level	Dimensions
Bedroom	Main	13`2" x 8`7"
Dining Room	Main	9`3" x 8`7"
Living Room	Main	13`1" x 18`7"
3pc Bathroom	Lower	5`6" x 6`7"
Bedroom	Lower	12`4" x 11`2"
Game Room	Lower	15`1" x 14`5"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

RC-G

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







