



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**924 42 Street, Calgary T2A 1L4**

MLS®#: **A2163793**

Area: **Forest Lawn**

Listing Date: **09/07/24**

List Price: **\$585,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1968**

Finished Floor Area

Abv Sqft: **1,037**  
Low Sqft:  
Ttl Sqft: **1,037**

Lot Information

Lot Sz Ar: **6,587 sqft**  
Lot Shape:

DOM

**12**  
Layout  
Beds: **4 (3 1)**  
Baths: **2.5 (2 1)**  
Style: **Bungalow**

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Level,Rectangular Lot**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line,Fire Pit,Playground,Private Entrance,Private Yard**

Construction: **Composite Siding,Concrete,Stucco,Wood Frame**  
Flooring: **Carpet,Hardwood,Laminate,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Breakfast Bar,Skylight(s),Stone Counters,Storage**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`7" x 17`6"
Dining Room	Main	7`10" x 8`11"
Bedroom	Main	11`5" x 9`0"
4pc Bathroom	Main	
4pc Bathroom	Basement	
Living/Dining Room Combination	Basement	11`5" x 17`1"
Bedroom	Basement	11`7" x 10`9"

Room	Level	Dimensions
Kitchen	Main	11`8" x 15`7"
Bedroom - Primary	Main	13`5" x 9`11"
Bedroom	Main	10`0" x 8`8"
2pc Bathroom	Basement	
Kitchen	Basement	11`5" x 8`6"
Laundry	Basement	19`6" x 12`7"
Office	Basement	9`10" x 9`3"

Title: **Fee Simple**  
Legal Desc: **1038IC**

Zoning: **R-C1**

Remarks

Pub Rmks: **Welcome to 942 42 Street SE. This charming bungalow is situated on a quiet street on an oversized 54x122' lot with a beautifully landscaped yard. Upstairs you will find 3 bedrooms, 1 full 4 piece bath, kitchen, dining room & living room. The kitchen has been updated with newer cabinets, SS appliances, stone countertops & skylight. Downstairs is an illegal basement suite, with a full kitchen, dining/living room, a full 4 piece bath, a 4th bedroom, a 5th room that could be used as an office space, gym, or storage. There is also a mudroom, 2 piece bath and laundry in basement. Outside is a beautifully landscaped front and backyard. A large deck with pergola, and gas connection plus a paver stone path and fire pit. The oversized double detached garage is fully finished with heat. Act fast as this home will not last long.**

Inclusions: **Tool Shed**  
Property Listed By: **RE/MAX Realty Professionals**

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





















