



THE A-TEAM

RE/MAX FIRST

132 42 Avenue, Calgary T2K0H1

MLS®#: **A2174500**

Area: **Highland Park**

Listing Date: **10/21/24**

List Price: **\$775,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1956**

Finished Floor Area

Abv Sqft: **1,189**
Low Sqft:
Ttl Sqft: **1,189**

Lot Information

Lot Sz Ar: **6,964 sqft**
Lot Shape:

DOM

61
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Access:

Lot Feat: **Back Lane,Rectangular Lot**
Park Feat: **Double Garage Detached**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Wood Frame**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **See Remarks**
Utilities:

Room Information

Room **Bedroom - Primary** Level **Main** Dimensions **13`8" x 10`8"**

Room **4pc Bathroom** Level **Main** Dimensions **0`0" x 0`0"**
Legal/Tax/Financial

Title: **Fee Simple**
Legal Desc: **6482GN**

Zoning: **R-CG**

Remarks

Pub Rmks:

Investor & Developer Alert! This impressive 3-bedroom, 2-bathroom bungalow spans 1,189 sq ft and features a separate entrance to a fully finished illegal basement suite. It sits on a **OVERSIZED 61' x 120' R-CG lot totaling 6,964 sq ft. The main floor includes 2 bedrooms, a 4-piece bathroom, a living room, kitchen, breakfast nook, and a den currently used as a third bedroom, which offers access to the deck. The lower level boasts a large rec room, kitchen, 2 additional bedrooms, and another 4-piece bathroom, with separate laundry facilities for each level. The expansive backyard has an oversized double garage and ample off-street parking from both the front and rear. Located on a desirable street in North Highland Park, across from a park and playground, surrounded by a mix of infills and renovated homes. Close to schools, public transport, and major traffic routes. Ideal for keeping as a rental, living upstairs while renting downstairs, or building your dream infills. Quick possession is available, and tenants can be assumed. Call for more details!**

Inclusions:

N/A

Property Listed By:

Real Broker

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



