



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**132 41 Avenue, Calgary T2K 0G6**

MLS® #: **A2197827**

Area: **Highland Park**

Listing Date: **02/27/25**

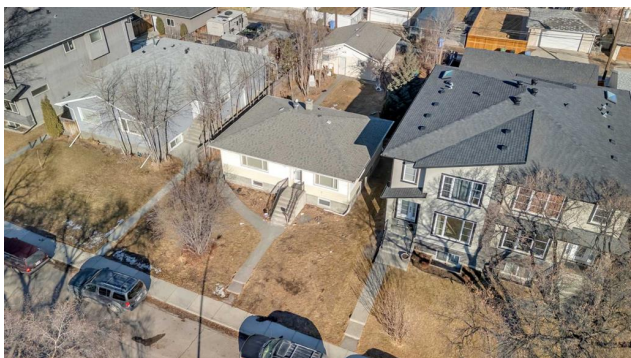
List Price: **\$729,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1954**  
Lot Information  
Lot Sz Ar: **5,997 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **828**  
Low Sqft:  
Ttl Sqft: **828**

DOM

**1**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Bungalow**

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Refrigerator,Washer**  
Int Feat: **Breakfast Bar,No Animal Home,Separate Entrance,Storage**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`7" x 5`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`2" x 10`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`2" x 12`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`7" x 18`1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`8" x 10`9"</b>			

Legal/Tax/Financial

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

Zoning: **R-CG**

Remarks

Pub Rmks:

**\*\*50' x 120' SOUTH-FACING Lot in HIGHLAND PARK - Prime for Development or Rental Investment!\*\*** Welcome to 132 41 Ave NW, a fantastic opportunity whether you're looking to **BUILD, HOLD, OR RENT** in one of Calgary's evolving inner-city neighbourhoods. Nestled in Highland Park, this 50-FT X 120-FT, R-CG ZONED LOT is perfect for future development, with infills already reshaping the community. Highland Park is a highly sought-after area for developers and renters alike, thanks to its unbeatable accessibility and charm. This home is situated on a quiet, tree-lined street, just minutes from major roadways like Centre Street, 4th Street NW, and 16th Ave. It's a straight shot to downtown (just a 10-minute drive), making it ideal for commuters. The future Green Line LRT expansion will further boost accessibility and property value! For renters, the location is a dream! It's close to SAIT, the University of Calgary, James Fowler, and Foothills Hospital, making it perfect for students and professionals. Shopping, restaurants, and coffee shops in Crescent Heights, Tuxedo Park, and North Hill Centre are all nearby. Plus, with multiple parks, playgrounds, and Confederation Park Golf Course just down the road, outdoor lovers will appreciate the green space. For investors, this property is a **TURNKEY RENTAL OPPORTUNITY**. The home has been updated with **NEW FLOORING** and an **UPDATED KITCHEN** featuring modern cabinetry, a stylish backsplash, and a large breakfast bar—perfect for tenants. The large living room is bright and welcoming, thanks to the home's South-facing windows. The main floor also features two good-sized bedrooms, a 4-pc bath, and a separate laundry space. Downstairs, the illegal basement suite (with a separate entrance) adds rental flexibility and offers an updated kitchen & paint. With separate laundry and plenty of storage, it's a functional space for tenants. The detached oversized double garage provides extra rental income or storage potential, and the spacious backyard offers incredible potential for new construction or a lush, sun-filled outdoor space. This property is perfect for builders looking for a prime lot, investors seeking multiple revenue streams, or homeowners wanting to live in a high-growth community. The potential here is huge! Don't miss your chance to own a fantastic piece of Highland Park real estate—whether you choose to develop, hold, or rent, this one is a winner!

Inclusions:

**N/A**

Property Listed By:

**RE/MAX House of Real Estate**

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

