



# 1818 42 Street Calgary Alberta

\$609,900

Welcome to your next investment opportunity in Calgary's vibrant Forest Lawn neighborhood! This dual tenancy, single-family dwelling presents a compelling proposition for savvy investors looking to capitalize on a robust rental market and future development potential. Situated on a generous 493 sq meter lot with M-C1 zoning (soon to be R-CG with City of Calgary zoning changes), this property is currently fully rented, generating a solid income of \$3,730 per month. The upper and lower levels, along with a separately rented garage, ensure steady cash flow from day one. Whether you're seeking a stable holding property or long-term rental income, this versatile asset offers both immediate returns and promising future possibilities. The lot dimensions of 50' by 120' provide ample space for various development opportunities permitted under the new zoning, including potential infill projects. Forest Lawn is witnessing a surge in infill developments, making this property not only a lucrative income generator but also a strategic investment in Calgary's evolving real estate landscape. Convenience is key with easy access to major transportation routes such as the BRT, Deerfoot Trail, and the Stoney ring road, facilitating seamless commutes across the city. East Hills Shopping Center, featuring popular retailers like Costco and Walmart, is just a short drive away, ensuring residents have all amenities at their fingertips. For outdoor enthusiasts, Elliston Park is nearby, offering a picturesque setting for recreation and leisure activities. Whether your tenants enjoy outdoor festivals or serene walks by the lake, this location caters to diverse lifestyles. Don't miss out on this exceptional opportunity to enter Calgary's booming real estate market. Whether you're a seasoned investor or exploring your first investment property, this dual tenancy home in Forest Lawn promises both imm...

4pc Bathroom 4.92 Ft x 6.58 Ft

Bedroom 13.17 Ft x 9.58 Ft

Den 9.17 Ft x 7.83 Ft

Kitchen 9.25 Ft x 11.83 Ft

Recreational, Games room 11.50 Ft x 15.50 Ft

Furnace 11.17 Ft x 14.42 Ft

Bedroom 8.75 Ft x 9.83 Ft

Bedroom 8.92 Ft x 8.58 Ft

Dining room 12.33 Ft x 5.75 Ft

Kitchen 16.75 Ft x 9.83 Ft

Living room 12.33 Ft x 15.25 Ft

Primary Bedroom 11.33 Ft x 9.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

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