



## 132 42 Avenue Calgary Alberta

\$775,000

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! (id:6769)

Primary Bedroom 13.67 Ft x 10.67 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net