



## 505 42 Street Calgary Alberta

\$499,900

Character bungalow located on a quiet street in Forest Heights. Situated on a large R-CG corner lot with mature trees. Great curb appeal, newly fenced in 2022, large backyard with a patio, and shed. Heated detached garage and RV parking space with gate. Ample parking space in front and side with no through traffic. Walking distance to schools, parks and transit. Bright and open main floor with lots of natural light, open concept kitchen with brand new range. This house features a wood burning fireplace in the living room, updated windows and laminate floors. Separate rear entrance to fully developed basement with full bathroom and wet bar. Brand new washer and dryer in the basement. This house is currently rented, renter willing to renew lease, this house is ready to make passive income for you. It's also a great investment opportunity for developers as this house has been recently rezoned to the R-CG designation. A must see for first time home buyers and investors! (id:6769)

Family room 7.29 M x 3.53 M

Recreational, Games room 3.86 M x 4.95 M

3pc Bathroom 4.09 M x 3.83 M

Primary Bedroom 2.69 M x 3.86 M

Dining room 3.68 M x 4.12 M

Kitchen 3.05 M x 4.12 M

Bedroom 2.69 M x 3.68 M

4pc Bathroom 1.50 M x 3.05 M

Living room 3.07 M x 4.72 M

Other 1.02 M x 1.27 M

Listing Presented By:



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