



## 1823 42 Street Calgary Alberta

\$574,900

Check out our 24/7 Virtual Open House! Unlock an exceptional investment opportunity with this affordable, legally-suited, cash-flowing property located in a sought-after rental market! Nestled near the newly revitalized 17th Ave, this property benefits from a vibrant neighborhood transformation and is just steps away from prime transit options, including the BRT line. Enjoy seamless access to Downtown, Deerfoot, Barlow, Blackfoot, and Stoney Trails, making it ideal for renters and owners alike. This updated home boasts a bright and spacious main floor with 3 bedrooms, a full bathroom, private laundry, and an inviting, modern white kitchen. The lower-level legal suite has its own private entrance and features a large kitchen, a comfortable living room, two generous bedrooms, private laundry, and a full bathroom, providing flexibility for dual-unit living or single-family use. Added conveniences include a large detached double garage, rear double parking pad and ample street parking. The thoughtful design of this home suits families at any stage of life, making it a versatile investment or primary residence. Enjoy peace of mind with recent updates, including fresh paint, upgraded electrical panel, interconnected smoke detectors, enhanced backyard landscaping, and stylish bathroom renovations, furnace (2019), hot water tank (2020). Located on a large 50x121 foot lot the development opportunities are endless! This property is move-in ready and positioned for strong returns in an area poised for continued growth. (id:6769)

Kitchen 10.67 Ft x 9.50 Ft  
Living room 23.33 Ft x 10.75 Ft  
Furnace 11.00 Ft x 4.92 Ft  
Bedroom 11.00 Ft x 10.58 Ft  
Bedroom 10.67 Ft x 10.50 Ft  
4pc Bathroom 7.75 Ft x 4.92 Ft  
Kitchen 14.58 Ft x 14.08 Ft

Living room 16.58 Ft x 11.25 Ft  
Laundry room 3.25 Ft x 2.58 Ft  
Primary Bedroom 11.25 Ft x 9.92 Ft  
Bedroom 11.58 Ft x 7.92 Ft  
Bedroom 7.92 Ft x 7.75 Ft  
4pc Bathroom 8.00 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<http://calgaryarearealestate.info/>



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