



211 42 Avenue Calgary Alberta

\$799,800

Calling All Developers, Investors, Builders, and First-Time Buyers! This income-producing or redevelopment property is nestled in the highly desirable community of Highland Park. Set on a prime nearly 6,000 sq. ft. RC-2 zoned lot (50 ft x 120 ft), this home offers incredible potential for future development. The charming 5-bedroom bungalow boasts a spacious south-facing backyard and a front view overlooking a peaceful park, playground, and green space. Located just 10 minutes from downtown, Highland Park is a thriving neighborhood full of possibilities. Inside, the main floor showcases hardwood flooring and an open-concept layout, seamlessly connecting the bright white kitchen, dining, and living areas—perfect for entertaining. The level also features a generous primary bedroom, two additional bedrooms, and an updated 4-piece bathroom. The ILLEGAL Basement Suite, complete with a separate entrance, offers two bedrooms, a modern kitchen with a built-in dishwasher, a large living/dining area, a 4-piece bathroom, and a laundry room. Outside, the backyard provides ample space for landscaping and summer gatherings, along with alley access, parking, and room for an RV. Additional updates include a new hot water tank (Dec 2023). Enjoy easy walking access to schools, parks, and a new retail hub at 43 Avenue and Centre Street. With convenient access to local businesses, major roadways, downtown, and the airport, this bungalow is a rare opportunity. Schedule your private showing today! (id:6769)

Living room 20.25 Ft x 10.50 Ft

Kitchen 12.67 Ft x 10.00 Ft

Bedroom 10.58 Ft x 10.50 Ft

Bedroom 11.17 Ft x 7.92 Ft

4pc Bathroom 9.33 Ft x 4.42 Ft

Laundry room 14.25 Ft x 9.75 Ft

Living room 19.00 Ft x 11.50 Ft

Kitchen 9.83 Ft x 7.75 Ft

Dining room 8.00 Ft x 6.83 Ft

Foyer 10.33 Ft x 3.50 Ft

Primary Bedroom 13.67 Ft x 11.50 Ft

Bedroom 11.42 Ft x 9.83 Ft

Bedroom 10.25 Ft x 9.83 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Listing Presented By:



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