



223 41 Avenue Calgary Alberta

\$819,900

Wonderful URBAN Living Meets PRIME Investment Potential in Highland Park!! Welcome to 223 41 AVE NW, a hidden gem tucked away on a quiet, tree-lined street in the highly sought-after inner-city community of Highland Park. This detached bungalow, sitting on a PREMIUM & generous 50 x 120 ft lot, is much more than a home—it's a lifestyle opportunity, an income generator, and a canvas for future development in one of Calgary's most promising up-and-coming neighbourhoods. Whether you're an investor looking to expand your portfolio with a solid revenue property, a homeowner seeking multi-generational living, or a visionary ready to explore infill development possibilities, this RARE offering checks every box. Zoned R-CG, with a fully LEGAL basement suite (223B 41 AVE NW) and located just minutes from downtown, this property effortlessly blends function, flexibility, and future potential. Step through the front door and into the main level—a space defined by GLEAMING hardwood floors, oversized windows, and a bright layout that feels both WARM and MODERN. The 3-bedroom upper level is ideal for a growing family, urban professionals, or tenants seeking comfort and style in a well-established neighborhood. The living room is flooded with natural light, creating a cozy yet spacious environment PERFECT for entertaining, relaxing, or working from home. Large windows provide a picturesque view of the quiet residential street, where mature trees line the sidewalks. A functional eat-in kitchen is well-appointed with ample cabinetry, full-size appliances, and room for a family table—ideal for casual breakfasts, homework sessions, or weekend brunches with friends. The flow between rooms is seamless, creating a sense of openness without sacrificing privacy. Three generously sized bedrooms, each with large closets and plenty of natural light from the South-facing sundrenched backyard...

Recreational, Games room 10.92 Ft x 23.83 Ft

Furnace 9.50 Ft x 12.92 Ft

4pc Bathroom 4.83 Ft x 7.58 Ft

Bedroom 9.83 Ft x 10.25 Ft

Bedroom 9.75 Ft x 11.17 Ft

Primary Bedroom 11.50 Ft x 13.17 Ft

Kitchen 10.17 Ft x 14.50 Ft

Living room 11.58 Ft x 19.58 Ft

3pc Bathroom 4.92 Ft x 8.83 Ft

Bedroom 10.92 Ft x 11.83 Ft

Kitchen 7.75 Ft x 9.92 Ft

Recreational, Games room 13.08 Ft x 15.92 Ft

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Listing Presented By:



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<https://jerrythai.com/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca