



523 42 Street Calgary Alberta

\$475,000

Welcome to this Renovated 4 bedrooms, 2 full bathrooms, Illegal SUITE UP/DOWN BI-LEVEL in FOREST HEIGHTS. Over 1600 total square feet, this home is ideal for multi-generational living, hosting guests, or generating rental income. The main level lets in plenty of light and boasts a spacious layout with an open floor plan with kitchen overlooking the living room area & dining room. Brand new bright white kitchen flat panel painted cabinetry/soft closing doors, White Appliances & new countertops/backsplash. Large Primary bedroom and an additional bedroom and a brand new 4 piece bathroom (new tub/toilet,faucets/vanity/sink). Stacked Washer/Dryer in closet. Basement has an Illegal suite with a shared Entrance from the side of the home. Brand new kitchen with new countertops and brand new Stainless Steel Appliances with another Stacked Washer/Dryer. Brand new 4 piece bathroom, 2 additional bedrooms with legal egress windows. Home also features new LVP flooring, baseboards, trim. Interior and Exterior has been professionally painted. Newer HWT & Furnace. Large backyard with 2 storage sheds and paved driveway has enough room to park 3 cars. Located close to Memorial Drive, 17 Ave, Shopping, Deerfoot Trail, Stoney Trail, Restaurants and Marlborough C-Train Station. Don't miss out on this one!! (id:6769)

- 4pc Bathroom 4.83 Ft x 8.17 Ft
- Bedroom 8.83 Ft x 13.00 Ft
- Bedroom 9.00 Ft x 9.58 Ft
- Kitchen 3.00 Ft x 14.08 Ft
- Recreational, Games room 15.17 Ft x 12.75 Ft
- Storage 5.33 Ft x 3.17 Ft
- Furnace 8.92 Ft x 5.33 Ft

- 4pc Bathroom 4.92 Ft x 8.08 Ft
- Bedroom 9.00 Ft x 10.25 Ft
- Dining room 7.92 Ft x 6.58 Ft
- Kitchen 8.00 Ft x 11.83 Ft
- Living room 10.83 Ft x 18.50 Ft
- Primary Bedroom 9.75 Ft x 13.67 Ft

Listing Presented By:



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