

\$475,000 - 2420 42 Street Se, Calgary

MLS® #A2079469

\$475,000

1 Bedroom, 1.00 Bathroom, 641 sqft

Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

HUGE R-C2 LOT: FIRST-TIME BUYERS - HANDYMEN ALERT!!! This property is the perfect home for FIRST-TIME BUYERS; **RENOVATE** at an **AFFORDABLE** cost! Or an investor's dream with limitless potential for redevelopment! Update your new dream home with room to add a triple car garage, a workshop, and sheds while still enjoying a spacious private backyard! This cosy property nestled on a quiet street, with beautiful mature trees, is conveniently located near amenities, schools, major roads, airport, and more! Unleash your renovating/building skills & creative vision! **SEIZE THIS RARE REAL ESTATE INCOME OPPORTUNITY!!!**

Built in 1930

Essential Information

MLS® #	A2079469
Price	\$475,000
Sold Price	\$465,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	641
Acres	0.14
Year Built	1930
Type	Residential
Sub-Type	Detached
Style	Bungalow



Status	Sold
--------	------

Community Information

Address	2420 42 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B1G7

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dryer, Electric Range, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Lawn, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Block

Additional Information

Date Listed	September 8th, 2023
Date Sold	April 4th, 2024
Days on Market	208
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REALTY PROFESSIONALS
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.