

\$539,900 - 119 42 Avenue Ne, Calgary

MLS® #A2082262

\$539,900

4 Bedroom, 2.00 Bathroom, 836 sqft

Residential on 0.13 Acres

Highland Park, Calgary, Alberta

PRICE REDUCED BY \$50K. DON'T MISS THIS CHANCE! DEVELOPERS! THIS IS A WALK OUT LOT WITH VIEWS OPPORTUNITY! JUST IMAGINE THE POSSIBILITIES! Welcome to this charming 4 bedroom bungalow, a hidden gem nestled in the desirable Highland Park neighbourhood of Calgary, Alberta. Built in 1955, this home combines the allure of classic architecture with modern updates and breathtaking hillside views. Positioned on a generous R-C2 zoned lot measuring 50 feet wide by 120 feet long, this property offers endless possibilities for developers and homeowners alike.

As you step inside, you'll appreciate the thoughtfully designed layout and the abundance of natural light that fills the home. With a comfortable 836 square feet on the main floor and over 1500 square feet of total developed living space, there is plenty of room for your family to grow and thrive.

Over the years, this home has been meticulously maintained and updated, ensuring a seamless blend of old-world charm and contemporary convenience. The newer main floor kitchen boasts modern finishes and provides a stylish space for culinary creations. The highlight of this property is the illegal 2-bedroom basement suite with a separate entrance, offering additional income potential or a flexible living arrangement for extended family or guests.



The south-facing backyard is truly a sanctuary, providing a private retreat where you can relax and enjoy the mesmerizing city views. This lot is a builder's dream, featuring back alley access and situated on a quiet cul-de-sac, ensuring tranquility and privacy.

Convenience is key, and this location offers easy access to public transportation, making commuting a breeze. With its proximity to Deerfoot City, downtown Calgary, the airport, the Calgary Zoo, and a wide array of dining and shopping options, you'll have everything you need at your fingertips. The nearby schools and future green line expansion further enhance the appeal of this sought-after community, making it an ideal choice for families.

Currently rented as a whole house with a fantastic tenant who is willing to stay, this property presents an outstanding investment opportunity for investors or buyers at any level. Generate immediate rental income or envision the possibilities for a future dream home in this coveted neighbourhood.

Don't miss out on the chance to own a piece of Highland Park's allure. Act swiftly and secure this remarkable bungalow with stunning city views, ample development potential, and a fantastic tenant already in place. Contact us today to arrange a viewing and seize this incredible opportunity before it's gone.

Built in 1955

Essential Information

MLS® #	A2082262
Price	\$539,900
Sold Price	\$535,000

Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	836
Acres	0.13
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	119 42 Avenue Ne
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2N5

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Storage
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 23rd, 2023
Date Sold	October 18th, 2023
Days on Market	25
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	GRAND REALTY
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