

\$439,900 - 1435 42 Street Ne, Calgary

MLS® #A2115842

\$439,900

2 Bedroom, 2.00 Bathroom, 1,060 sqft

Residential on 0.09 Acres

Marlborough, Calgary, Alberta

Ideal for Investors or families seeking a project, this property offers versatile potential as a renovation project or cozy family home. While it requires TLC this property presents an excellent opportunity to add value and personalize it to your taste. Recent upgrades include new shingles in 2021, new furnace in 2020 and new garage door opener in 2024. This 1060 Sq. ft bungalow offers a great floor plan – the living room is bathed in natural light and includes a vaulted ceiling & fireplace. A center kitchen located between the living room and dining room is loaded with plenty of cupboard/counter space and patio doors off the dining room gives you access to the sunny west backyard and awesome double detached garage. The 4 pc bathroom has enough room for a large soaker tub and separate shower. Two good size bedrooms complete the main floor. Excellent opportunity with potential of a suite on the lower level. Available for quick possession, this property is ready to be transformed into your ideal home.

Built in 1972

Essential Information

MLS® #	A2115842
Price	\$439,900
Sold Price	\$490,000
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,060
Acres	0.09
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1435 42 Street Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 3L3

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Side By Side

Interior

Interior Features	Breakfast Bar, No Smoking Home, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Dog Run
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Gentle Sloping,

	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 3rd, 2024
Date Sold	April 3rd, 2024
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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