

\$699,900 - 4207 4 Street Nw, Calgary

MLS® #A2121032

\$699,900

3 Bedroom, 1.00 Bathroom, 933 sqft
Residential on 0.17 Acres

Highwood, Calgary, Alberta

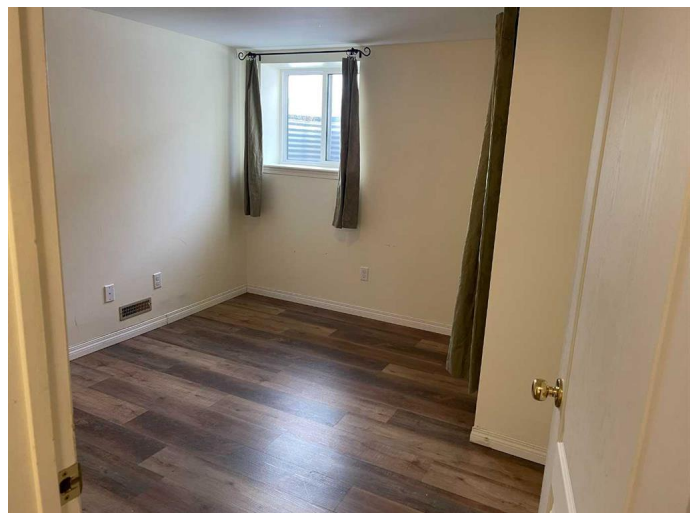
Welcome to your investment opportunity in the vibrant community of Highwood, Calgary! This spacious 60 feet x 120 feet lot on 4th St NW presents endless potential for homeowners and investors alike. With potential city upzoning to RCG the lot could fit 5 units plus illegal basement suites for a total of 10 rentable units. With possibility of HGO zoning that could increase to 6+6 for 12 rentable units. Boasting an up-and-down illegal suite configuration with separate entrances, this property offers versatility and income potential.

Whether you're looking to generate rental income or accommodate multi-generational living, this property fits the bill. With its prime location, close to amenities, parks, and schools, don't miss out on the chance to make this property yours. Schedule your viewing today and envision the possibilities that await in Highwood!

Built in 1956

Essential Information

MLS® #	A2121032
Price	\$699,900
Sold Price	\$720,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	933
Acres	0.17



Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4207 4 Street Nw
Subdivision	Highwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K1A3

Amenities

Parking Spaces	5
Parking	Additional Parking, Alley Access, Double Garage Detached

Interior

Interior Features	Separate Entrance, Storage
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 9th, 2024
Date Sold	April 12th, 2024
Days on Market	3
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office eXp Realty

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