

\$299,900 - 523, 523 42 Street Se, Calgary

MLS® #A2127725

\$299,900

4 Bedroom, 1.00 Bathroom, 820 sqft

Residential on 0.07 Acres

Forest Heights, Calgary, Alberta

Attention Investors and DIY'rs ...this is the deal you have been looking for! This property needs work and is priced accordingly. With some investment, it could be a beautiful home (same model three doors down just sold for \$415+) or income property. Bones of the property are well built and four bedroom layout is family friendly. The best part though? Location! Location! Location! Downtown in 15 minutes, schools within walking distance, bus stop nearby, shopping nearby, playgrounds nearby. And, a side driveway means guest parking is always available. This property has fantastic potential to be everything you need. Property is sold AS IS WHERE IS.

Built in 1972

Essential Information

MLS® #	A2127725
Price	\$299,900
Sold Price	\$356,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	820
Acres	0.07
Year Built	1972
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side



Status	Sold
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Community Information

Address	523, 523 42 Street Se
Subdivision	Forest Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 3C4

Amenities

Parking Spaces	2
Parking	Asphalt, Off Street

Interior

Interior Features	Bathroom Rough-in
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Awning(s)
Lot Description	Lawn
Roof	Asphalt Shingle
Construction	Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 1st, 2024
Date Sold	May 5th, 2024
Days on Market	4
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group
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