# \$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.



#### **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

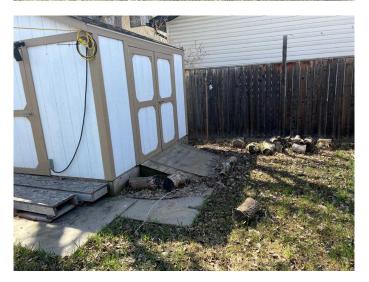
Type Residential

Sub-Type Semi Detached

Style Bi-Level, Side by Side







Status Sold

## **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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