

\$825,000 - 120 43 Avenue Ne, Calgary

MLS® #A2133184

\$825,000

4 Bedroom, 2.00 Bathroom, 1,164 sqft

Residential on 0.16 Acres

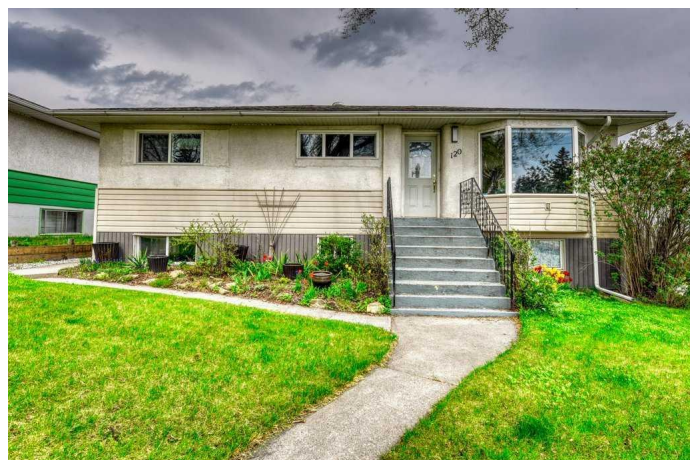
Highland Park, Calgary, Alberta

Discover this prime 50x140 foot corner lot with RC-2 zoning and the potential to convert to R-CG. This is a fantastic opportunity for developers, perfect central location close to all major roads and downtown. The home has been lovingly maintained by a single owner for the past 37 years, reflecting true pride of ownership. Over 2000 sq feet of living space, with 3 bedrooms on the main floor a large family area, bathroom and kitchen. The kitchen offers wood cabinetry, breakfast bar and lots of cabinet space. The lower level was previously suited (illegal), however had appliances removed to support a growing family. Complete with a separate entrance it is developed with two additional bedrooms and bathroom, office and rec room. Easily set up as a illegal suite again if buyers wish to install new appliances. Immediate additional income opportunity. Enjoy the beautifully landscaped large and treed backyard, beautiful Eastern views, incredible sunrises and the convenience of a double detached garage. This property is a rare find with incredible potential for future development.

Built in 1955

Essential Information

MLS® #	A2133184
Price	\$825,000
Sold Price	\$784,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,164
Acres	0.16
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	120 43 Avenue Ne
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2N6

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Kitchen Island
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 17th, 2024
Date Sold	June 21st, 2024
Days on Market	35
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Key
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