

\$799,000 - 116 43 Avenue Ne, Calgary

MLS® #A2153798

\$799,000

6 Bedroom, 2.00 Bathroom, 1,112 sqft

Residential on 0.16 Acres

Highland Park, Calgary, Alberta

ATTENTION BUILDERS, DEVELOPERS AND INVESTORS. This 50x140 M-CG ZONED-site has an APPROVED Development Permit for 8 UNITS. Front and back duplex with 2 bedroom legal basement suites. The owner has also started the Building Permit process and has started the Building Permit drawings. To date 80% of all soft costs related to the future build has been covered by the owner. The Existing house has 3 bedrooms up and 3 down with 2 baths. The bungalow currently is rented up and down with a LEGAL basement suite. Currently being rented upstairs for \$1500 and \$1000 downstairs. So perfect to hold or build right away! Please feel free to walk the lot and check out the location. Close to many other new developments and amenities

Built in 1955

Essential Information

MLS® #	A2153798
Price	\$799,000
Sold Price	\$790,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,112
Acres	0.16
Year Built	1955
Type	Residential



Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	116 43 Avenue Ne
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 3B1

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Laminate Counters, Separate Entrance
Appliances	None, See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Beach, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 30th, 2024
Date Sold	August 8th, 2024
Days on Market	9
Zoning	M-CG d75
HOA Fees	0.00

Listing Details

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