

\$1,500,000 - 1603 42 Avenue Sw, Calgary

MLS® #A2170106

\$1,500,000

5 Bedroom, 2.00 Bathroom, 1,199 sqft

Residential on 0.17 Acres

Altadore, Calgary, Alberta

Seize this rare opportunity to develop in the prestigious community of Altadore! This massive 7,330 sq ft lot, featuring an impressive 61 ft frontage and 120 ft depth, is perfect for a high-end luxury single-family home or a multi-family townhome/rowhome project. The existing home is well-maintained and includes a newer furnace, hot water tank, and roof, offering the option for immediate rental income or holding potential while planning your future development. Located just one block from the beautiful River Park, which includes an off-leash dog park, and within easy access to North Glenmore Athletic Park, this property combines tranquility and recreation with urban convenience. With multiple schools just a 2-minute walk away, this site is ideal for family-focused developments.

Maximize your return by building in one of Calgary's most desirable inner-city neighborhoods. Don't miss out!

Built in 1954

Essential Information

MLS® #	A2170106
Price	\$1,500,000
Sold Price	\$1,392,500
Bedrooms	5
Bathrooms	2.00
Full Baths	2



Square Footage	1,199
Acres	0.17
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1603 42 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2M4

Amenities

Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	See Remarks
Appliances	Other
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 18th, 2024
Date Sold	October 25th, 2024
Days on Market	7

Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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