

# \$639,900 - 1417 42 Street Sw, Calgary

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MLS® #A2173359

## \$639,900

2 Bedroom, 1.00 Bathroom, 1,019 sqft

Residential on 0.14 Acres

Rosscarrock, Calgary, Alberta

Great opportunity for DEVELOPERS, BUILDERS and INVESTORS. This property is 50 feet x 122 feet lot in a prime location close to schools, parks, shopping centres and public transportation. Walking distance to Westbrook mall, Edworthy park and Shaganappi Golf Course. The main floor on this bungalow has a living room, dining room, kitchen, 2 bedrooms, a 4 pc bath and sunken family room. Access to dug out basement is in front of the fridge. Fully fenced backyard is perfect for outdoor activities. Double detached garage provides additional space for storage and parking. Property is being sold for LAND VALUE only and is sold as-is, where-is.



Built in 1953

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2173359    |
| Price          | \$639,900   |
| Sold Price     | \$751,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,019       |
| Acres          | 0.14        |
| Year Built     | 1953        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |

|        |      |
|--------|------|
| Status | Sold |
|--------|------|

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1417 42 Street Sw |
| Subdivision | Rosscarrock       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3C 1Z4           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, See Remarks, Ceiling Fan(s)       |
| Appliances        | Dryer, Gas Stove, Refrigerator, Washer/Dryer, Freezer, See Remarks |
| Heating           | Forced Air                                                         |
| Cooling           | None                                                               |
| Has Basement      | Yes                                                                |
| Basement          | See Remarks, Unfinished                                            |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | None                                         |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                              |
| Construction      | Wood Siding                                  |
| Foundation        | Poured Concrete                              |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 7th, 2024  |
| Date Sold      | November 14th, 2024 |
| Days on Market | 6                   |
| Zoning         | R-CG                |
| HOA Fees       | 0.00                |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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