

\$574,900 - 1823 42 Street Se, Calgary

MLS® #A2177600

\$574,900

5 Bedroom, 2.00 Bathroom, 863 sqft
Residential on 0.14 Acres

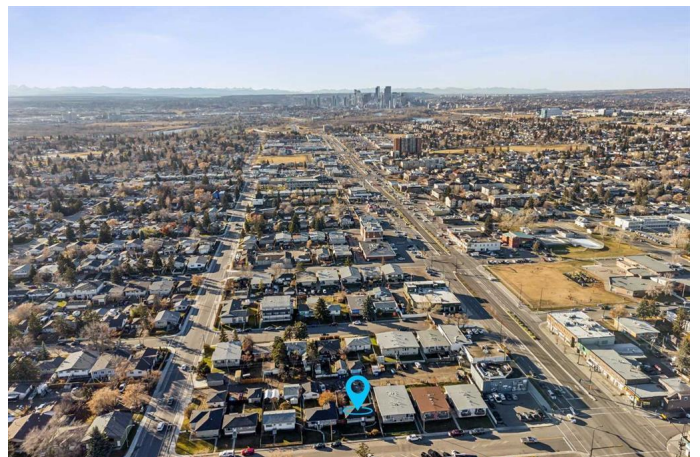
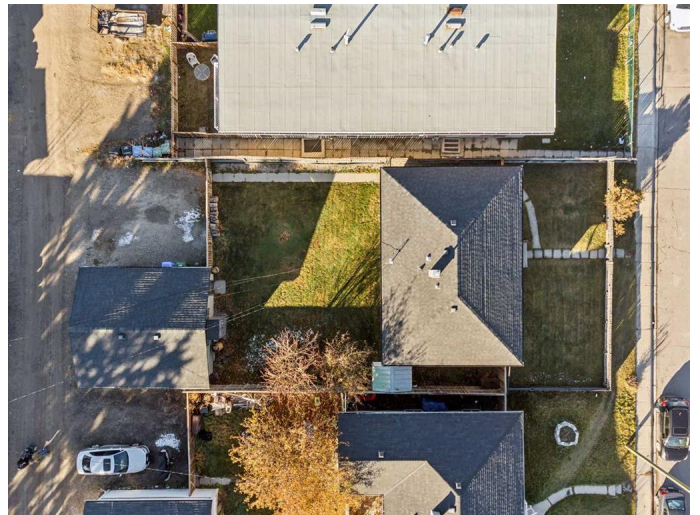
Forest Lawn, Calgary, Alberta

Check out our 24/7 Virtual Open House!
Unlock an exceptional investment opportunity with this affordable, legally-suited, cash-flowing property located in a sought-after rental market! Nestled near the newly revitalized 17th Ave, this property benefits from a vibrant neighborhood transformation and is just steps away from prime transit options, including the BRT line. Enjoy seamless access to Downtown, Deerfoot, Barlow, Blackfoot, and Stoney Trails, making it ideal for renters and owners alike.

This updated home boasts a bright and spacious main floor with 3 bedrooms, a full bathroom, private laundry, and an inviting, modern white kitchen. The lower-level legal suite has its own private entrance and features a large kitchen, a comfortable living room, two generous bedrooms, private laundry, and a full bathroom, providing flexibility for dual-unit living or single-family use.

Added conveniences include a large detached double garage, rear double parking pad and ample street parking. The thoughtful design of this home suits families at any stage of life, making it a versatile investment or primary residence.

Enjoy peace of mind with recent updates, including fresh paint, upgraded electrical panel, interconnected smoke detectors, enhanced backyard landscaping, and stylish



bathroom renovations, furnace (2019), hot water tank (2020). Located on a large 50x121 foot lot the development opportunities are endless! This property is move-in ready and positioned for strong returns in an area poised for continued growth.

Built in 1957

Essential Information

MLS® #	A2177600
Price	\$574,900
Sold Price	\$555,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	863
Acres	0.14
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1823 42 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1G1

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Ceiling Fan(s), See Remarks, Separate Entrance
Appliances	Dryer, Garage Control(s), Range Hood, Refrigerator, See Remarks,

	Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Other
Lot Description	Back Lane, Few Trees, Lawn, See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Block

Additional Information

Date Listed	November 7th, 2024
Date Sold	November 19th, 2024
Days on Market	12
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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