

132 42 Avenue NW
Calgary, Alberta

MLS # A2174500



\$775,000

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,189 sq.ft.	Age:	1956 (68 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Investor & Developer Alert! This impressive 3-bedroom, 2-bathroom bungalow spans 1,189 sq ft and features a separate entrance to a fully finished illegal basement suite. It sits on a **OVERSIZED** 61' x 120' R-CG lot totaling 6,964 sq ft. The main floor includes 2 bedrooms, a 4-piece bathroom, a living room, kitchen, breakfast nook, and a den currently used as a third bedroom, which offers access to the deck. The lower level boasts a large rec room, kitchen, 2 additional bedrooms, and another 4-piece bathroom, with separate laundry facilities for each level. The expansive backyard has an oversized double garage and ample off-street parking from both the front and rear. Located on a desirable street in North Highland Park, across from a park and playground, surrounded by a mix of infills and renovated homes. Close to schools, public transport, and major traffic routes. Ideal for keeping as a rental, living upstairs while renting downstairs, or building your dream infills. Quick possession is available, and tenants can be assumed. Call for more details!