

1823 42 Street SE
Calgary, Alberta

MLS # A2177600



\$574,900

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	863 sq.ft.	Age:	1957 (67 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Few Trees, Lawn, See Remarks		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Finished, Full, Suite

Exterior: Stucco, Wood Frame

Foundation: Block

Features: Ceiling Fan(s), See Remarks, Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: Washer, Dryer, Stove, Refrigerator in suite, Two free-standing closet cabinets, small shed at the back of the garage and a second metal storage shed.

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.