

\$649,900 - 115 42 Avenue Ne, Calgary

MLS® #A2216707

\$649,900

5 Bedroom, 2.00 Bathroom, 1,094 sqft

Residential on 0.13 Acres

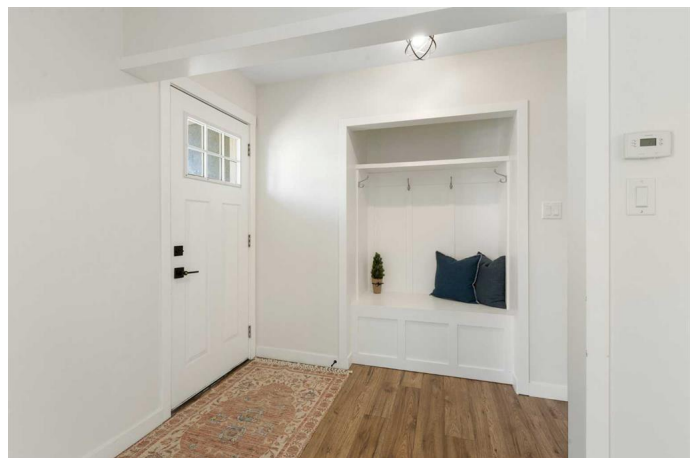
Highland Park, Calgary, Alberta

This updated and well-maintained 1,100 sq ft bungalow offers incredible income potential with a three-bedroom main floor and a two-bedroom illegal suite on the lower level. The home features new wiring and plumbing, providing peace of mind for owners and investors alike. The main floor boasts a bright, open layout with large windows, a spacious living and dining area, and an updated kitchen complete with stainless steel appliances. The lower suite, with its own private entrance, offers a well-designed living space with an updated kitchen and functional layout. Upper level is vacant and lower level tenants will be vacating May 15. Situated on a large lot with a private backyard, this home is ideally located close to downtown, transit, schools, Confederation Park, shopping, and dining, with the upcoming Green Line LRT adding future value. A fantastic opportunity for investors or homeowners seeking a mortgage helper, this property is move-in ready with quick access to Centre Street, Deerfoot Trail, and major amenities.

Built in 1956

Essential Information

| | |
|-----------|-----------|
| MLS® # | A2216707 |
| Price | \$649,900 |
| Bedrooms | 5 |
| Bathrooms | 2.00 |



| | |
|----------------|-------------|
| Full Baths | 2 |
| Square Footage | 1,094 |
| Acres | 0.13 |
| Year Built | 1956 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 115 42 Avenue Ne |
| Subdivision | Highland Park |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2E 2N5 |

Amenities

| | |
|----------------|------------|
| Parking Spaces | 4 |
| Parking | Off Street |

Interior

| | |
|-------------------|-------------------------|
| Interior Features | See Remarks |
| Appliances | See Remarks |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full, Suite |

Exterior

| | |
|-------------------|---------------------------------------|
| Exterior Features | Other |
| Lot Description | Back Lane, Back Yard, Rectangular Lot |
| Roof | Asphalt |
| Construction | Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 1st, 2025 |
| Days on Market | 48 |

Zoning R-CG

Listing Details

Listing Office eXp Realty

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