

# \$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	47

Zoning                      R-CG

**Listing Details**

Listing Office              eXp Realty

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