



107 40 Avenue NE  
Calgary, Alberta

MLS # A2256063



**\$999,900**

**Division:** Highland Park

**Type:** Residential/House

**Style:** Bungalow

**Size:** 1,220 sq.ft. **Age:** 1910 (116 yrs old)

**Beds:** 4 **Baths:** 3 full / 1 half

**Garage:** Double Garage Detached, Driveway, Off Street, Paved

**Lot Size:** 0.16 Acre

**Lot Feat:** Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Rectangu

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full, Suite, Walk-Out To Grade

**LLD:** -

**Exterior:** Stucco, Wood Frame, Wood Siding

**Zoning:** M-H1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Beamed Ceilings, Ceiling Fan(s), Chandelier, Laminate Counters, Storage, Vaulted Ceiling(s)

**Inclusions:** N/A

Perfect for Builders and Investors! Situated in the inner city community of Highland Park, this property offers an excellent investment and development opportunity. Recently rezoned M-H1 allowing for a maximum of 8 storeys with commercial/retail option on the main floor. The lot measures 57' x 120' (Approx 6,840 sq ft). With some fixing up, the existing single family home would be excellent investment property. Currently offers a 2 bedroom unit on the main floor with 2 units in the basement, a 1 bedroom and a studio. Located a block of Centre Street and the BRT 301 (future green line C-Train). Close to all amenities, schools, shopping and restaurants. Great location for investment properties. Call for more information.