



GRASSROOTS
REALTY GROUP

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1816 42 Street SE
Calgary, Alberta

MLS # A2261966



\$514,900

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	854 sq.ft.	Age:	1959 (66 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Separate Entrance, Vinyl Windows		

Inclusions: None

Welcome to this beautifully maintained bungalow offering a total of 1,672 sq. ft. of living space, complete with an legal basement suite and excellent investment potential. The main level has recently updated with warm vinyl plank flooring, which creates a comfortable and inviting atmosphere. The home has been lovingly cared for, and this care is evident throughout. With three bedrooms and two full bathrooms, there is ample space for families, downsizers, or investors seeking flexible living options. The lower level features a fully finished legal suite with a separate entrance, making it ideal for extended family or rental income. Outside, you'll find a large, landscaped lot with room along the side for RV parking on a concrete pad—perfect for extra vehicles or recreational toys. The oversized garage, accessible from the back lane, provides ample space for parking and storage. Conveniently located close to shopping, schools, and public transportation, this property combines everyday practicality with long-term potential. Whether you're looking for a family home, a mortgage helper, or an income property, this one ticks all the boxes.