



**920 42 Street SW
Calgary, Alberta**

MLS # A2276490



\$775,000

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|------------------|--|---------------|-------------------|
| Division: | Rosscarrock | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,057 sq.ft. | Age: | 1958 (68 yrs old) |
| Beds: | 5 | Baths: | 2 |
| Garage: | Double Garage Detached, Parking Pad | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, No Animal Home, No Smoking Home, Separate Entrance, Storage, Tankless Hot Water | | |
| Inclusions: | Refrigerator X 2, Stove X 2, Dishwasher | | |

Step inside this inviting home and immediately feel the warmth and comfort it offers. The upper level is bright and functional, featuring a living area with a cozy gas fireplace that's perfect for relaxing or entertaining. Large windows fill the space with natural light, while the kitchen and dining area provide a practical layout for everyday living. Three well sized bedrooms and a full bathroom make this level perfect for families or anyone who enjoys having all the main living spaces on a single floor. The fully developed basement has its own separate entrance and functions as an illegal suite, making it ideal for extended family or generating rental income. It includes two additional bedrooms, a full bathroom, a second cozy gas fireplace in the living area, a functional kitchen, and plenty of storage, offering comfort and convenience all in one space. Outside, a double detached garage provides secure parking and there is also an additional parking pad. Located in the highly sought after Rosscarrock community, this home is just steps from shopping, public transit, parks, and some of Calgary's best schools. Don't miss this opportunity to own a well located inner city home with added income potential.