



1834 42 Street SE
Calgary, Alberta

MLS # A2136796



\$734,900

Division:	Forest Lawn		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	890 sq.ft.	Age:	1949 (75 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Parking Pad, Stall		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	MC 1
Foundation:	Poured Concrete	Utilities:	Other
Features:	Central Vacuum, See Remarks		

Inclusions: n/a

This owner occupied home is a must see, loads of value here for the savvy investor. Excellent parcel to build on, M C 1 zoning Total of 4 bedrooms. 2 on main floor with a 2 bed self contained illegal suite in the lower level with a separate entrance. This home is in good condition with loads of recent upgrades. Outside you have a great yard, double garage, parking pad off the front street. Property is nicely fenced and shows well.