



132 42 Avenue NW  
Calgary, Alberta

MLS # A2174500



**\$775,000**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,189 sq.ft.	<b>Age:</b>	1956 (68 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Investor & Developer Alert! This impressive 3-bedroom, 2-bathroom bungalow spans 1,189 sq ft and features a separate entrance to a fully finished illegal basement suite. It sits on a **OVERSIZED** 61' x 120' R-CG lot totaling 6,964 sq ft. The main floor includes 2 bedrooms, a 4-piece bathroom, a living room, kitchen, breakfast nook, and a den currently used as a third bedroom, which offers access to the deck. The lower level boasts a large rec room, kitchen, 2 additional bedrooms, and another 4-piece bathroom, with separate laundry facilities for each level. The expansive backyard has an oversized double garage and ample off-street parking from both the front and rear. Located on a desirable street in North Highland Park, across from a park and playground, surrounded by a mix of infills and renovated homes. Close to schools, public transport, and major traffic routes. Ideal for keeping as a rental, living upstairs while renting downstairs, or building your dream infills. Quick possession is available, and tenants can be assumed. Call for more details!