

\$799,800 - 211 42 Avenue Nw, Calgary

MLS® #A2192185

\$799,800

5 Bedroom, 2.00 Bathroom, 1,034 sqft
Residential on 0.14 Acres

Highland Park, Calgary, Alberta

Calling All Developers, Investors, Builders, and First-Time Buyers! This income-producing or redevelopment property is nestled in the highly desirable community of Highland Park. Set on a prime nearly 6,000 sq. ft. RC-2 zoned lot (50 ft x 120 ft), this home offers incredible potential for future development. The charming 5-bedroom bungalow boasts a spacious south-facing backyard and a front view overlooking a peaceful park, playground, and green space. Located just 10 minutes from downtown, Highland Park is a thriving neighborhood full of possibilities. Inside, the main floor showcases hardwood flooring and an open-concept layout, seamlessly connecting the bright white kitchen, dining, and living areas—perfect for entertaining. The level also features a generous primary bedroom, two additional bedrooms, and an updated 4-piece bathroom. The ILLEGAL Basement Suite, complete with a separate entrance, offers two bedrooms, a modern kitchen with a built-in dishwasher, a large living/dining area, a 4-piece bathroom, and a laundry room. Outside, the backyard provides ample space for landscaping and summer gatherings, along with alley access, parking, and room for an RV. Additional updates include a new hot water tank (Dec 2023). Enjoy easy walking access to schools, parks, and a new retail hub at 43 Avenue and Centre Street. With convenient access to local businesses, major roadways, downtown, and the airport, this bungalow is a rare opportunity.



Schedule your private showing today!

Built in 1955

Essential Information

MLS® #	A2192185
Price	\$799,800
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,034
Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	211 42 Avenue Nw
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1A7

Amenities

Parking Spaces	6
Parking	Off Street

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Window Coverings, Dryer, Electric Stove
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 10th, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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