



\$ 574,900.00

## 120 43 AVENUE NW CALGARY

<https://paulbrinton.com>

Investment opportunity! Raised bungalow with 3 separate living spaces plus a garage. Main floor offers a great 3 bedroom, 1 bathroom unit with separate laundry. There is a separate entrance to the lower level offering 2 - 1 bedroom/1 bathroom suites (illegal) that share a 2nd laundry set up. All...

- 5 beds
- 3 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1155635

**Type:** Detached

**Bedrooms:** 5

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-03 18:44:06

**Bathrooms:** 3

**Bedrooms Above Grade:** 3

**Date added:** 10/20/21

**Lot size:** 6071 sq ft

**Year built:** 1953

**Parking:** Double Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Flooring:** Carpet,Hardwood,Linoleum

**Exterior Features:** Other

**District:** CAL Zone CC

**Inclusions:** Additional 2 Dishwashers/  
Additional 2 Refrigerators/ Additional 2 Hood  
Fans/Additional 1 Washer & Dryer

**Lot Features:** Back Lane,Back  
Yard,Lawn,Rectangular Lot

**Heating Type:** Forced Air,Natural Gas

**Total Parking:** 2

**Community Features:** Schools  
Nearby,Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** See Remarks

**Roof Type:** Asphalt Shingle

## PROPERTY INFORMATION

**Basement:** Finished, Full, Separate/Exterior  
Entry, Suite

**Levels:** One



**Laundry features:** Lower Level, Main Level

**Zoning:** R-C2

**Transaction Type:** For Sale

**List Price Square Foot:** \$ 568.64

**Title Land:** Fee Simple

**Photo Count:** 29

**Rooms Above Grade:** 5

**Construction Materials:** Stucco,Wood  
Frame

**Suite:** Suite - Illegal

**Foundation:** Poured Concrete

**Frontage Metres:** 15.85M 52`0"

**Appliances:** Dishwasher,Dryer,Electric  
Stove,Range Hood,Refrigerator,Washer

**Living Area SF:** 1011.00

**Subdivision Name:** Highland Park

**Structure Type:** House

**Lot Size Acres:** 0.14

**Restrictions:** None Known

