



\$ 575,000.00

132 42 AVENUE NW CALGARY

<https://paulbrinton.com>

Highland Park - 132 42 Avenue NW: Investor & Developer ALERT!! This solid 3 + 2 bedroom, 2 bathrooms, 1,189 sq ft bungalow with separate entrance to a fully finished basement illegal suite is situated on an oversized 51' x 120' irregular R-C2 lot with a total size of 6,964...

- 4 beds
- 2 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: Bungalow

MLS ® #: A1163082

Type: Detached

Bedrooms: 4

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-23 19:47:03

Bathrooms: 2

Bedrooms Above Grade: 2

Date added: 11/23/21

Lot size: 6964 sq ft

Year built: 1956

Parking: Alley Access, Concrete Driveway, Double Garage Detached, Driveway, Garage Faces Front, Garage Faces Rear, Off Street

PROPERTY FEATURES

Garage YN: Yes

Flooring: Carpet,Cork,Hardwood

Exterior Features: Private Yard

District: CAL Zone CC

Inclusions: Refrigerator in the basement

Lot Features: Back Lane,Back Yard,Interior Lot,Irregular Lot

Heating Type: Forced Air,Natural Gas

Total Parking: 6

Community Features: Park,Schools Nearby,Playground,Sidewalks,Street Lights,Shopping Nearby

Fencing: Fenced

Cooling: None

Interior Features: Separate Entrance

Roof Type: Asphalt Shingle

PROPERTY INFORMATION

Basement: Finished, Full, Suite

Levels: One



Laundry features: Lower Level, Main Level, **Zoning:** R-C2

Multiple Locations

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 6

Suite: Suite - Illegal

Frontage Metres: 18.70M 61`4"

Living Area SF: 1189.00

Structure Type: House

Restrictions: None Known

List Price Square Foot: \$ 483.60

Photo Count: 26

Construction Materials:

Stone,Stucco,Wood Frame

Foundation: Poured Concrete

Appliances: Dishwasher,Electric

Cooktop,Electric Stove,Garage

Control(s),Oven-Built-In,Range

Hood,Refrigerator,Washer/Dryer,Window

Coverings

Subdivision Name: Highland Park

Lot Size Acres: 0.16

