

\$649,900 - 115 42 Avenue Ne, Calgary

MLS® #A2216707

\$649,900

5 Bedroom, 2.00 Bathroom, 1,094 sqft

Residential on 0.13 Acres

Highland Park, Calgary, Alberta

This updated and well-maintained 1,100 sq ft bungalow offers incredible income potential with a three-bedroom main floor and a two-bedroom illegal suite on the lower level. The home features new wiring and plumbing, providing peace of mind for owners and investors alike. The main floor boasts a bright, open layout with large windows, a spacious living and dining area, and an updated kitchen complete with stainless steel appliances. The lower suite, with its own private entrance, offers a well-designed living space with an updated kitchen and functional layout. Upper level is vacant and lower level tenants will be vacating May 15. Situated on a large lot with a private backyard, this home is ideally located close to downtown, transit, schools, Confederation Park, shopping, and dining, with the upcoming Green Line LRT adding future value. A fantastic opportunity for investors or homeowners seeking a mortgage helper, this property is move-in ready with quick access to Centre Street, Deerfoot Trail, and major amenities.

Built in 1956

Essential Information

MLS® #	A2216707
Price	\$649,900
Bedrooms	5
Bathrooms	2.00



Full Baths	2
Square Footage	1,094
Acres	0.13
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	115 42 Avenue Ne
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2N5

Amenities

Parking Spaces	4
Parking	Off Street

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 1st, 2025
Days on Market	69

Zoning R-CG

Listing Details

Listing Office eXp Realty

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