



111 42 Avenue NE  
Calgary, Alberta

MLS # A2320384



**\$679,900**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,149 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Dog Run Fenced In, Gentle Sloping, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, Separate Entrance, Vinyl Windows		

**Inclusions:** Basement appliances: Refrigerator, Range Hood Fan, Electric Stove. Window coverings As-is, Backyard shed As-is

FANTASTIC OPPORTUNITY for investors, builders, or homeowners looking for flexibility and future potential! Situated on a full-size 50' x 120' builder's lot with a south-facing backyard and walkout basement potential, this bungalow offers endless possibilities - rebuild, or move in and enjoy immediately. The updated bungalow features renovated kitchens with durable quartz countertops, stainless steel appliances, and updated bathrooms designed for both style and easy maintenance. Hardwood flooring on the main level, complemented by newer windows, and an abundance of natural light pouring in from the sunny south-facing windows. A truly unique feature of this home is the double-sided fireplace, creating a warm and inviting ambiance shared between the living room and the primary bedroom. The main floor offers three spacious bedrooms, a functional layout, and comfortable living spaces ideal for families. Downstairs, the City-registered LEGAL secondary suite provides exceptional income potential. Complete with its own full kitchen, two bedrooms, and separate living space, it offers the flexibility to live up and rent down, accommodate extended family, or maximize cash flow by renting both levels. Enormous south-facing backyard with fire pit and hobby garden is great for families. The prime location offers incredible convenience - just a 10-minute drive to downtown or an easy commute via public transit along Centre Street. Whether you're searching for a great investment property, a redevelopment opportunity, or a move-in-ready home with mortgage-helper income (Legal basement suite), this property delivers unmatched versatility and value. Don't miss your chance to secure this exceptional opportunity