

\$999,900 - 107 40 Avenue Ne, Calgary

MLS® #A2256063

\$999,900

4 Bedroom, 4.00 Bathroom, 1,220 sqft

Single Family on 0.16 Acres

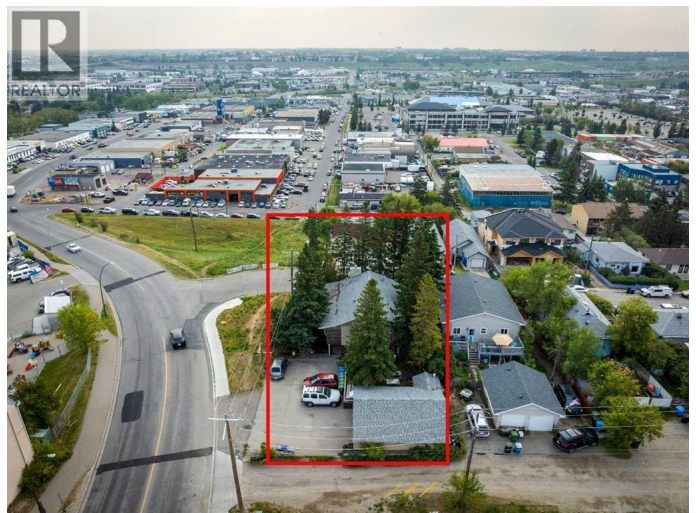
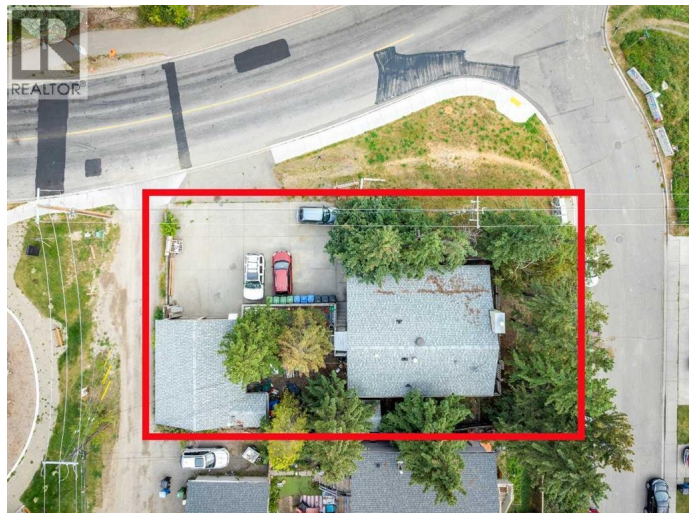
Highland Park, Calgary, Alberta

Perfect for Builders and Investors! Situated in the inner city community of Highland Park, this property offers an excellent investment and development opportunity. Recently rezoned M-H1 allowing for a maximum of 8 storeys with commercial/retail option on the main floor. The lot measures 57' x 120' (Approx 6,840 sq ft). With some fixing up, the existing single family home would be excellent investment property. Currently offers a 2 bedroom unit on the main floor with 2 units in the basement, a 1 bedroom and a studio. Located a block of Centre Street and the BRT 301 (future green line C-Train). Close to all amenities, schools, shopping and restaurants. Great location for investment properties. Call for more information. (id:6289)

Built in 1910

Essential Information

Listing #	A2256063
Price	\$999,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,220
Acres	0.16
Year Built	1910
Type	Single Family
Sub-Type	Freehold



Style Bungalow

Community Information

Address 107 40 Avenue Ne
Subdivision Highland Park
City Calgary
Province Alberta
Postal Code T2E2M6

Amenities

Amenities Golf Course, Park, Playground, Schools, Shopping
Features Treed, Other, Back lane
Parking Spaces 5
Parking Detached Garage, Other
of Garages 2

Interior

Appliances None, See remarks
Heating Forced air
Cooling None
Fireplace Yes
of Fireplaces 1
of Stories 1
Has Basement Yes
Basement Walk out

Exterior

Exterior Stucco, Wood siding
Construction Wood frame
Foundation Poured Concrete

Listing Details

Listing Office Royal LePage Benchmark



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