

# \$799,800 - 211 42 Avenue Nw, Calgary

MLS® #A2192185

**\$799,800**

5 Bedroom, 2.00 Bathroom, 1,034 sqft  
Residential on 0.14 Acres

Highland Park, Calgary, Alberta

Calling All Developers, Investors, Builders, and First-Time Buyers! This income-producing or redevelopment property is nestled in the highly desirable community of Highland Park. Set on a prime nearly 6,000 sq. ft. RC-2 zoned lot (50 ft x 120 ft), this home offers incredible potential for future development. The charming 5-bedroom bungalow boasts a spacious south-facing backyard and a front view overlooking a peaceful park, playground, and green space. Located just 10 minutes from downtown, Highland Park is a thriving neighborhood full of possibilities. Inside, the main floor showcases hardwood flooring and an open-concept layout, seamlessly connecting the bright white kitchen, dining, and living areas—perfect for entertaining. The level also features a generous primary bedroom, two additional bedrooms, and an updated 4-piece bathroom. The ILLEGAL Basement Suite, complete with a separate entrance, offers two bedrooms, a modern kitchen with a built-in dishwasher, a large living/dining area, a 4-piece bathroom, and a laundry room. Outside, the backyard provides ample space for landscaping and summer gatherings, along with alley access, parking, and room for an RV. Additional updates include a new hot water tank (Dec 2023). Enjoy easy walking access to schools, parks, and a new retail hub at 43 Avenue and Centre Street. With convenient access to local businesses, major roadways, downtown, and the airport, this bungalow is a rare opportunity.



Schedule your private showing today!

Built in 1955

### Essential Information

MLS® #	A2192185
Price	\$799,800
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,034
Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	211 42 Avenue Nw
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1A7

### Amenities

Parking Spaces	6
Parking	Off Street

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Window Coverings, Dryer, Electric Stove
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	6
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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