

# \$774,900 - 120 41 Avenue Nw, Calgary

MLS® #A2197981

**\$774,900**

4 Bedroom, 2.00 Bathroom, 909 sqft

Residential on 0.14 Acres

Highland Park, Calgary, Alberta

Amazing opportunity to own this great inner city property, lovingly cared for over 45 years by current owner (no smoking, no pets). You have many options for this property: redevelopment potential on this 50 x 120 foot with R-CG zoning OR ideal for young families that love big yards (fruit trees and patio) with great schools nearby OR for those who value short commute to downtown OR use the illegal basement suite (was used in the past legally but rules change) with 2 bedrooms, full kitchen, big windows and has SEPARATE meters for power, which enhances the appeal as an investment property, and many other options. The daily commute into the core is easy with Calgary Transit stops along Centre Street just a block away, which will be improved upon with the future Green Line LRT; for the car aficionado, it's a quick drive to the core and easy access to Deerfoot Trail and park in the oversized double car garage. For students, the University of Calgary and SAIT are only 10 minutes away. Highland Park is blessed with green spaces including former Highland Golf course lands, Confederation Park and Nose Hill. Don't miss this great opportunity to own a property with great access, surrounded by green spaces, nearby shopping, dining and schools (James Fowler & Buchanan). Call for your private tour today.

Built in 1955



## Essential Information

MLS® #	A2197981
Price	\$774,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	909
Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	120 41 Avenue Nw
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0G6

## Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Alley Access, Oversized
# of Garages	2

## Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings, Freezer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Awning(s)
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Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Fruit Trees/Shrub(s), Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 1st, 2025
Days on Market	93
Zoning	R-CG

### **Listing Details**

Listing Office	MaxWell Experts Plus Realty
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