

# \$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        | Alley Access, Double Garage Detached, Garage Door Opener, Oversized |
| # of Garages   | 2                                                                   |

## Interior

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

## Exterior

|                   |           |
|-------------------|-----------|
| Exterior Features | Awning(s) |
|-------------------|-----------|

|                 |                                                                                                    |
|-----------------|----------------------------------------------------------------------------------------------------|
| 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 | 68              |
| Zoning         | R-CG            |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | MaxWell Experts Plus Realty |
|----------------|-----------------------------|

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