

# \$750,000 - 116 43 Avenue Nw, Calgary

MLS® #A2222237

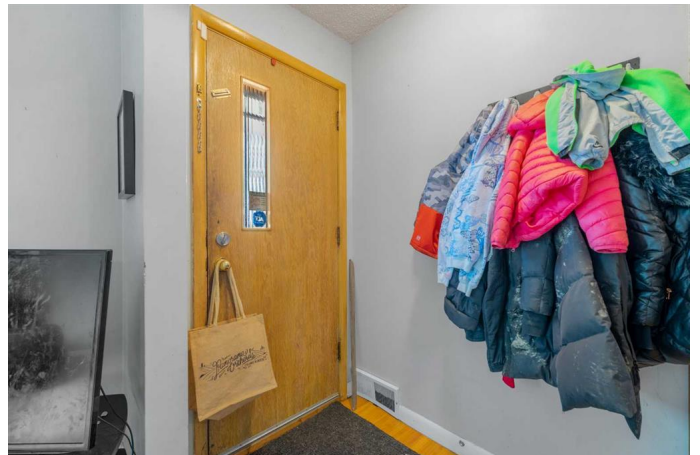
## \$750,000

3 Bedroom, 1.00 Bathroom, 1,031 sqft

Residential on 0.16 Acres

Highland Park, Calgary, Alberta

Incredible Inner City Location | Highland Park | 60 Ft Frontage x 140 Ft Depth Lot | Rear Lane | Double Detached Garage | RV Parking | Bungalow with Illegal 1 Bedroom Basement Suite | Separate Electrical Meters | Main Level 3 Bed 1 Bath | Wood Burning Stove | Large Windows | Functional Floor Plan | Walk-up to Grade Separate Basement Entrance | Basement 1 Bed & 1 Bath | Egress Windows | Massive Backyard | Deck | Fully Fenced. Welcome to your inner city gem located in the gorgeous family friendly neighbourhood of Highland Park. This property has a 60 Ft frontage by 140 Ft Depth with rear lane access, a double detached garage and raised bungalow with a 1 bedroom basement suite(illegal). The main level of the home has 3 bedrooms, a 4pc bath and a functional floor plan. The front door opens to a foyer. Turn right into the bright and welcoming front living room with a large window and a corner wood burning stove. The kitchen is outfitted with laminate countertops, white appliances and ample cabinet storage. The 3 bedrooms on this level are spacious and share the main 4pc bath with a tub/shower combo. To access the basement laundry area; off the main level kitchen is a secure door that leads to the back staircase that leads to the shared area between two levels. The basement has a separate exterior entry for private use. The 1 bedroom basement suite(illegal) has egress windows and a good blend of living and dining space. The grand backyard is a great space



for outdoor living and lounging. The yard has a deck and incredible lawn space. The rear double detached garage and RV parking is accessed through the rear lane. This property is rented with a great long term tenant on the main level.

Built in 1953

**Essential Information**

MLS® #	A2222237
Price	\$750,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,031
Acres	0.16
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	116 43 Avenue Nw
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0H6

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached, On Street, Alley Access, Off Street, RV Access/Parking
# of Garages	2

**Interior**

Interior Features	Laminate Counters
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Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Family Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting, Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Interior Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 8th, 2025
Days on Market	10
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Crown
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