

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

MLS® #A2222237

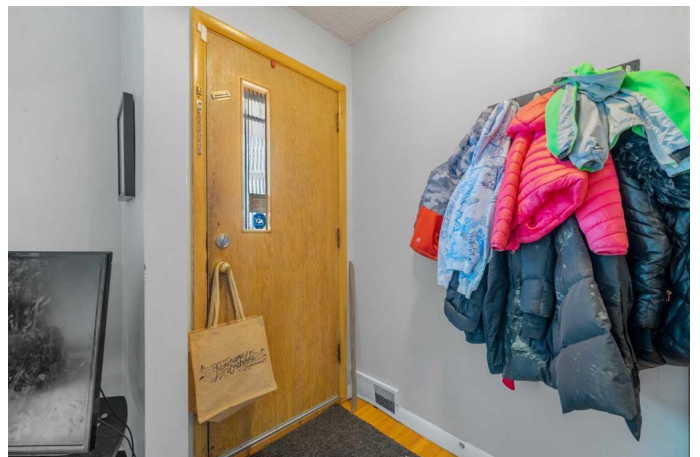
\$750,000

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

Interior

| | |
|-------------------|-------------------|
| Interior Features | Laminate Counters |
|-------------------|-------------------|

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

Exterior

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

Additional Information

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|----------------|----------------|
| Date Listed | July 8th, 2025 |
| Days on Market | 5 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX Crown |
|----------------|--------------|

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