

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

MLS® #A2222237

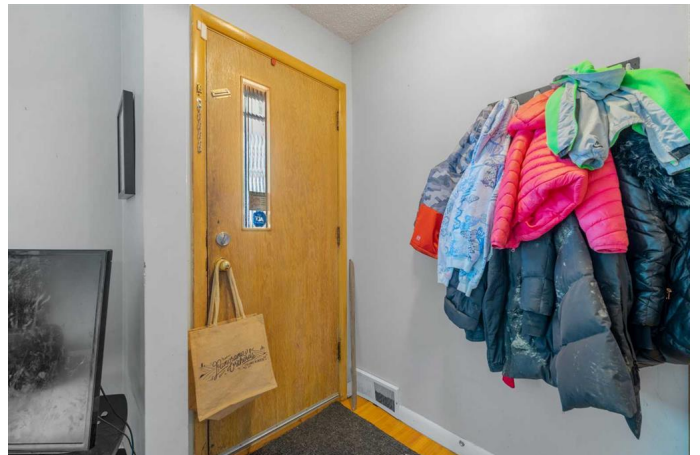
\$750,000

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
-------------------	-------------------

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	17
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.