

# \$710,000 - 132 41 Avenue Nw, Calgary

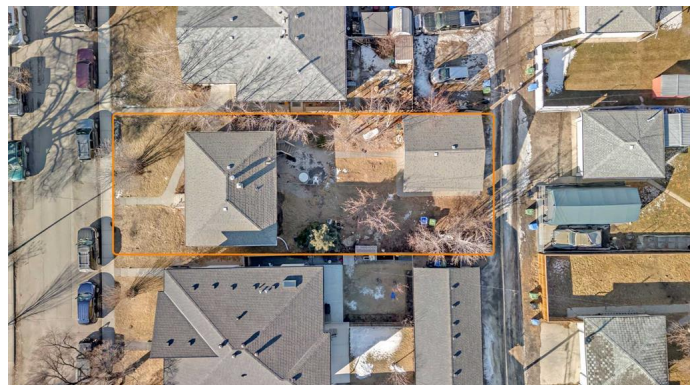
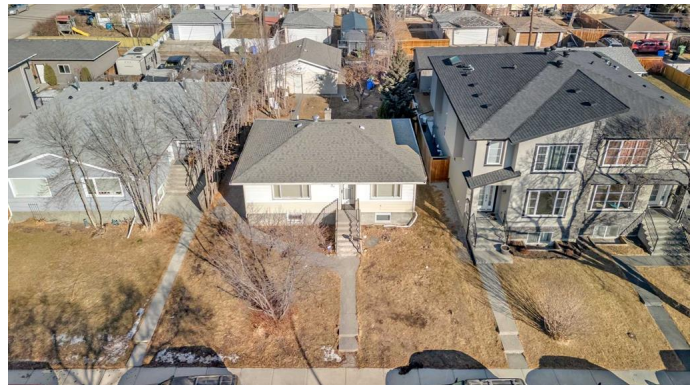
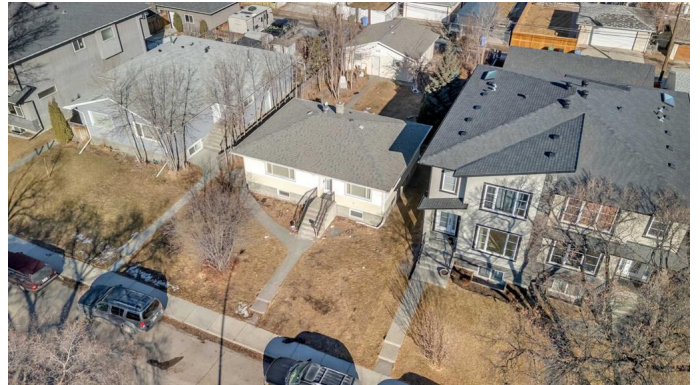
MLS® #A2197827

**\$710,000**

2 Bedroom, 1.00 Bathroom, 828 sqft  
Residential on 0.14 Acres

Highland Park, Calgary, Alberta

**\*\*50' x 120' SOUTH-FACING Lot in HIGHLAND PARK - Prime for Development or Rental Investment!\*\*** Welcome to 132 41 Ave NW, a fantastic opportunity whether you're looking to BUILD, HOLD, OR RENT in one of Calgary's evolving inner-city neighbourhoods. Nestled in Highland Park, this 50-FT X 120-FT, R-CG ZONED LOT is perfect for future development, with infills already reshaping the community. Highland Park is a highly sought-after area for developers and renters alike, thanks to its unbeatable accessibility and charm. This home is situated on a quiet, tree-lined street, just minutes from major roadways like Centre Street, 4th Street NW, and 16th Ave. It's a straight shot to downtown (just a 10-minute drive), making it ideal for commuters. The future Green Line LRT expansion will further boost accessibility and property value! For renters, the location is a dream! It's close to SAIT, the University of Calgary, James Fowler, and Foothills Hospital, making it perfect for students and professionals. Shopping, restaurants, and coffee shops in Crescent Heights, Tuxedo Park, and North Hill Centre are all nearby. Plus, with multiple parks, playgrounds, and Confederation Park Golf Course just down the road, outdoor lovers will appreciate the green space. For investors, this property is a **TURNKEY RENTAL OPPORTUNITY**. The home has been updated with **NEW FLOORING** and an **UPDATED KITCHEN** featuring modern cabinetry, a stylish



backsplash, and a large breakfast barâ€”perfect for tenants. The large living room is bright and welcoming, thanks to the homeâ€™s South-facing windows. The main floor also features two good-sized bedrooms, a 4-pc bath, and a separate laundry space. Downstairs, the illegal basement suite (with a separate entrance) adds rental flexibility and offers an updated kitchen & paint. With separate laundry and plenty of storage, itâ€™s a functional space for tenants. The detached oversized double garage provides extra rental income or storage potential, and the spacious backyard offers incredible potential for new construction or a lush, sun-filled outdoor space. This property is perfect for builders looking for a prime lot, investors seeking multiple revenue streams, or homeowners wanting to live in a high-growth community. The potential here is huge! Donâ€™t miss your chance to own a fantastic piece of Highland Park real estateâ€”whether you choose to develop, hold, or rent, this one is a winner!

Built in 1954

### **Essential Information**

MLS® #	A2197827
Price	\$710,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	828
Acres	0.14
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	132 41 Avenue Nw
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0G6

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Oversized
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, No Animal Home, Separate Entrance, Storage
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 27th, 2025
Days on Market	42
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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