

\$829,900 - 203 42 Avenue Nw, Calgary

MLS® #A2198270

\$829,900

4 Bedroom, 2.00 Bathroom, 1,140 sqft
Residential on 0.15 Acres

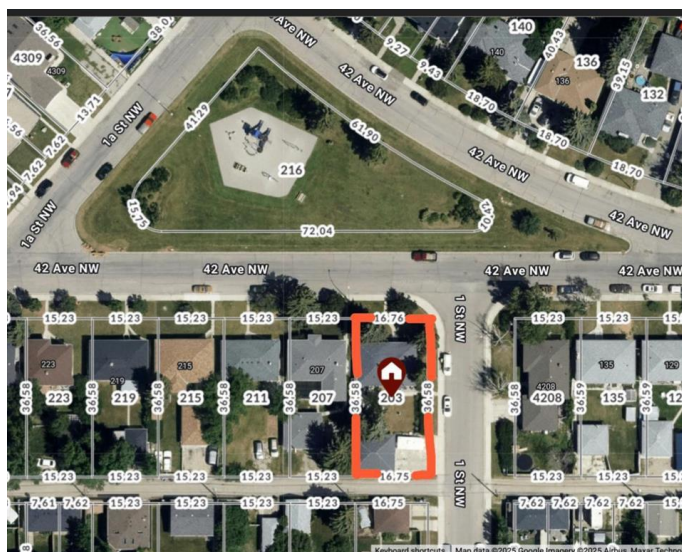
Highland Park, Calgary, Alberta

Rare Corner Lot 54"*120" Bungalow in
Highland Park " Incredible Development
Potential!

INVESTORS ALERT !! Welcome to 203 42
Ave NW, a fantastic bungalow located on a
prime CORNER LOT in the highly desirable
Highland Park community. This exceptional
property offers a rectangular lot with generous
dimensions—a frontage of 54ft (16.76 meters
) and a lot depth of 120 ft (36.58
meters)—providing a perfect foundation for
future development or simply enjoying the
expansive outdoor space.

This home is ideally has a south facing
backyard, situated directly across from a park,
offering not only beautiful views but also a
peaceful, green space right at your doorstep.
The prime location of this property with walking
access to schools, parks, and the modern
retail hub at 43 Avenue and Centre Street.
Local businesses and major roadways are
easily accessible, makes it an ideal candidate
for every possibility.

The existing bungalow providing a functional
space for everyday living. 1 primary bedroom,
2 good size bedrooms, 1 living room, 1 dining
room and a 4 pcs bathroom on the main floor;
A large rec room, 1 bedroom, storage room, 3
pcs bathroom and Laundry in the basement.
Whether you choose to renovate or hold the
property as an investment, the large lot size
offers endless possibilities for expansion or



development (RCG zoning).

Built in 1955

Essential Information

MLS® #	A2198270
Price	\$829,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,140
Acres	0.15
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	203 42 Avenue Nw
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0H3

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	4

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Corner Lot, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2025
Days on Market	6
Zoning	R-CG

Listing Details

Listing Office Jessica Chan Real Estate & Management Inc.

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