

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

MLS® #A2222237

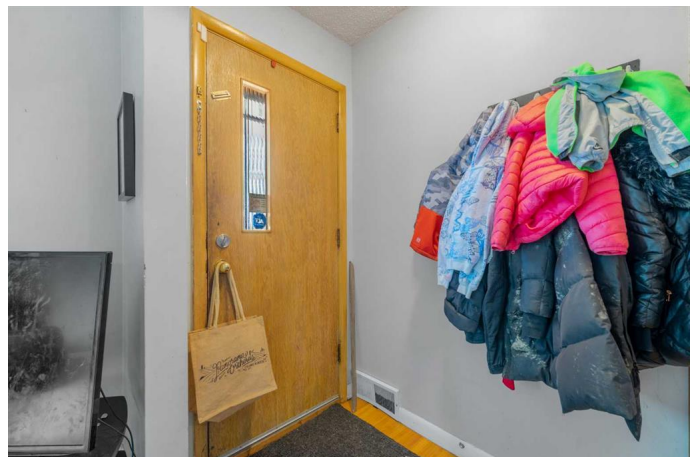
**\$750,000**

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 | 42             |
| Zoning         | R-CG           |

## Listing Details

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

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