\$999,900 - 107 40 Avenue Ne, Calgary

MLS® #A2256063

\$999,900

4 Bedroom, 4.00 Bathroom, 1,220 sqft Residential on 0.16 Acres

Highland Park, Calgary, Alberta

Perfect for Builders and Investors! Situated in the inner city community of Highland Park, this property offers an excellent investment and development opportunity. Recently rezoned M-H1 allowing for a maximum of 8 storeys with commercial/retail option on the main floor. The lot measures 57' x 120' (Approx 6,840 sq ft). With some fixing up, the existing single family home would be excellent investment property. Currently offers a 2 bedroom unit on the main floor with 2 units in the basement, a 1 bedroom and a studio. Located a block of Centre Street and the BRT 301 (future green line C-Train). Close to all amenities, schools, shopping and restaurants. Great location for investment properties. Call for more information.



Essential Information

MLS® # A2256063 Price \$999,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,220

Acres 0.16 Year Built 1910

Type Residential







Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 107 40 Avenue Ne

Subdivision Highland Park

City Calgary
County Calgary
Province Alberta
Postal Code T2E2M6

Amenities

Parking Spaces 5

Parking Double Garage Detached, Driveway, Off Street, Paved

of Garages 2

Interior

Interior Features Beamed Ceilings, Ceiling Fan(s), Chandelier, Laminate Counters,

Storage, Vaulted Ceiling(s)

Appliances See Remarks, None

Heating Forced Air

Cooling None
Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room, Raised Hearth, Masonry

Has Basement Yes

Basement Finished, Full, Suite, Walk-Out

Exterior

Exterior Features Balcony, Private Yard

Lot Description Back Lane, Back Yard, Corner Lot, Rectangular Lot, Treed, Backs on to

Park/Green Space, Sloped

Roof Asphalt Shingle

Construction Stucco, Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed September 11th, 2025

Days on Market 48

Zoning M-H1

Listing Details

Listing Office Royal LePage Benchmark

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