

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

MLS® #A2256063

**\$999,900**

4 Bedroom, 4.00 Bathroom, 1,220 sqft

Residential on 0.16 Acres

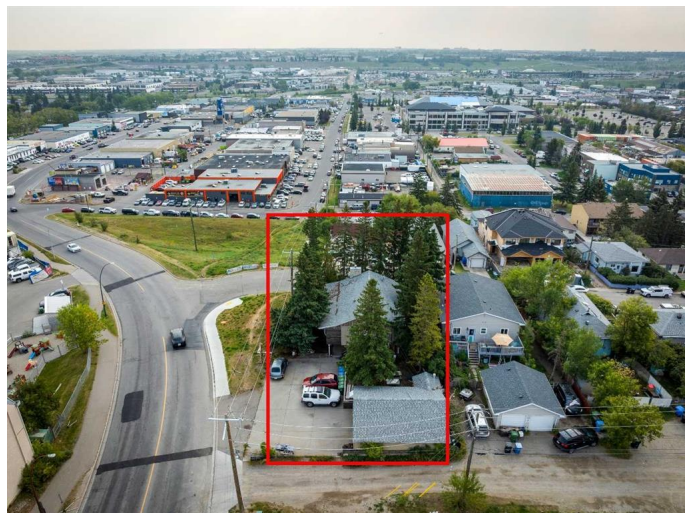
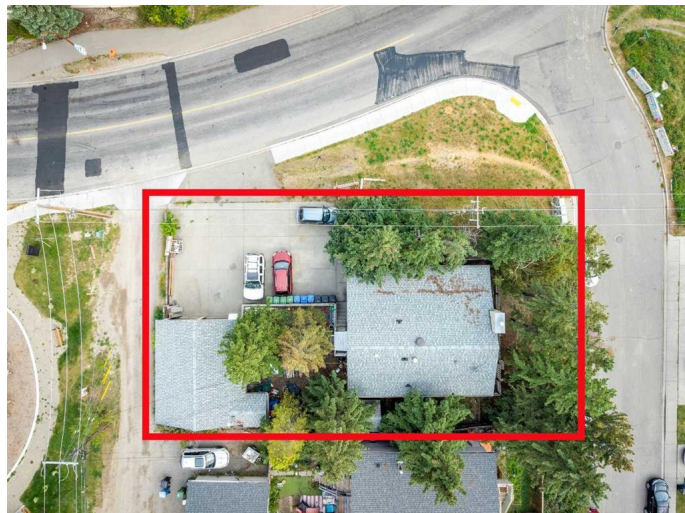
Highland Park, Calgary, Alberta

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. There is potential to purchase the neighbouring property 4019 Centre A St NE that was also rezoned M-H1 - see rendering in photos which encapsulates both lots. Call for more information.

Built in 1910

## 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        | None, See Remarks                                                                           |
| Heating           | Forced Air                                                                                  |
| Cooling           | None                                                                                        |
| Fireplace         | Yes                                                                                         |
| # of Fireplaces   | 1                                                                                           |
| Fireplaces        | Gas, Living Room, Masonry, Raised Hearth                                                    |
| Has Basement      | Yes                                                                                         |
| Basement          | Finished, Full, Suite, Walk-Out                                                             |

### Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Yard                                                                          |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Rectangular Lot, Treed, Sloped |
| Roof              | Asphalt Shingle                                                                                |
| Construction      | Stucco, Wood Frame, Wood Siding                                                                |
| Foundation        | Poured Concrete                                                                                |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 27                   |
| Zoning         | M-H1                 |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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