

# \$509,900 - 1816 42 Street Se, Calgary

MLS® #A2261966

**\$509,900**

3 Bedroom, 2.00 Bathroom, 854 sqft

Residential on 0.12 Acres

Forest Lawn, Calgary, Alberta

Welcome to this beautifully maintained bungalow offering a total of 1,672 sq. ft. of living space, complete with an legal basement suite and excellent investment potential. The main level has recently updated with warm vinyl plank flooring, which creates a comfortable and inviting atmosphere. The home has been lovingly cared for, and this care is evident throughout. With three bedrooms and two full bathrooms, there is ample space for families, downsizers, or investors seeking flexible living options. The lower level features a fully finished legal suite with a separate entrance, making it ideal for extended family or rental income. Outside, you'll find a large, landscaped lot with room along the side for RV parking on a concrete pad—perfect for extra vehicles or recreational toys. The oversized garage, accessible from the back lane, provides ample space for parking and storage. Conveniently located close to shopping, schools, and public transportation, this property combines everyday practicality with long-term potential. Whether you're looking for a family home, a mortgage helper, or an income property, this one ticks all the boxes.

Built in 1959

## Essential Information

MLS® #                   A2261966

Price                     \$509,900



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 854         |
| Acres          | 0.12        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1816 42 Street Se |
| Subdivision | Forest Lawn       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2B 1E9           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Laminate Counters, Separate Entrance, Vinyl Windows          |
| Appliances        | Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                                                   |
| Cooling           | None                                                         |
| Has Basement      | Yes                                                          |
| Basement          | Finished, Full, Exterior Entry, Suite                        |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | None                                    |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot   |
| Roof              | Asphalt Shingle                         |
| Construction      | Brick, Stucco, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                         |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 22                |
| Zoning         | M-C1              |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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