

# \$1,499,888 - 107 40 Avenue Ne, Calgary

MLS® #A2208101

**\$1,499,888**

3 Bedroom, 4.00 Bathroom, 1,228 sqft

Residential on 0.16 Acres

Highland Park, Calgary, Alberta

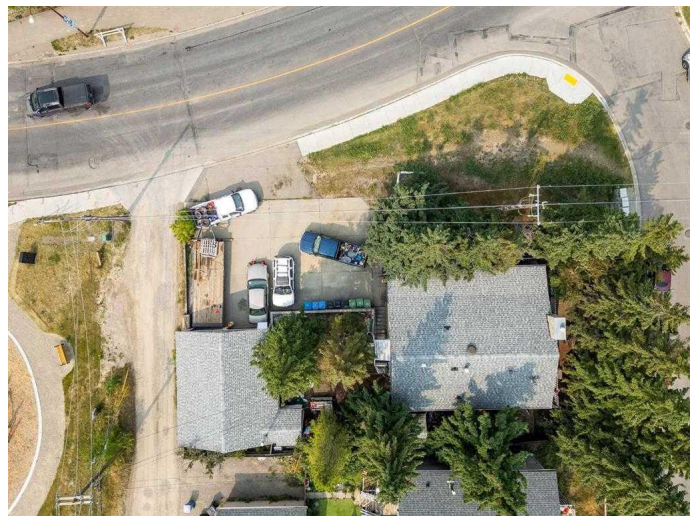
HOUSE BEING SOLD "AS IS WHERE IS" , land value. Located in mature community of Highland park, this corner lot is zoned as M-H1, multi-residential with main floor commercial development, allowing up to a maximum of 8 stories( 26 m) in height, and would offer stunning views, including of downtown. This location is considered a traffic collector/corner lot ( TRC/CRL) in City property details, and is next to location of future GREEN LINE LRT. Multiple buses including bus to AIRPORT are close by. Strategically located to local landmarks, shopping, schools, playgrounds, restaurants, and more residential and commercial amenities, as well as easy access to City downtown core.

INVESTORS/BUILDERS/DEVELOPERS, don't miss out on this fantastic opportunity. ( Neighboring property at 4019, could be available for land assembly, 50' x 120' M-H1 creating 110 x 120 foot lot. Asking price 1.25 million)

Built in 1910

## Essential Information

MLS® #	A2208101
Price	\$1,499,888
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1



Square Footage	1,228
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	T2E 2M6

### **Amenities**

Parking Spaces	5
Parking	Parking Pad, Double Garage Detached, Oversized
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Suite, Walk-Out

### **Exterior**

Exterior Features	Balcony, Playground
Lot Description	Back Lane, Corner Lot, Front Yard, Many Trees, Rectangular Lot, Sloped
Roof	Asphalt Shingle
Construction	Wood Frame, Stucco, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 8th, 2025
Days on Market	93
Zoning	M-H1

## Listing Details

Listing Office	Royal LePage Benchmark
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