

# \$1,675,000 - 107 40 Avenue Ne, Calgary

MLS® #A2208101

**\$1,675,000**

3 Bedroom, 4.00 Bathroom, 1,228 sqft

Residential on 0.16 Acres

Highland Park, Calgary, Alberta

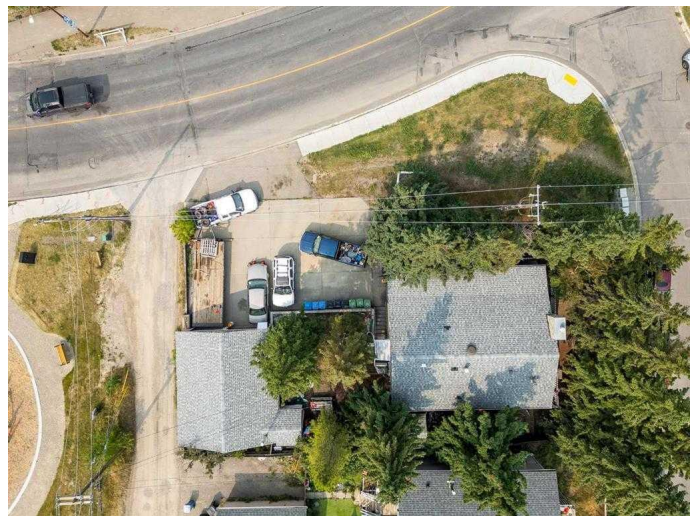
HOUSE BEING SOLD "AS IS WHERE IS" , land value. Located in mature community of Highland park, this corner lot is zoned as M-H1, multi-residential with main floor commercial development, allowing up to a maximum of 8 stories( 26 m) in height, and would offer stunning views, including of downtown. This 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.

Built in 1910

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2208101    |
| Price          | \$1,675,000 |
| 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        | Double Garage Detached, Oversized, Parking Pad |
| # 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, Wood Siding  |
| Foundation        | Poured Concrete  |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | April 8th, 2025 |
|-------------|-----------------|

|                |      |
|----------------|------|
| Days on Market | 10   |
| Zoning         | M-H1 |

## **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.