

# \$829,900 - 203 42 Avenue Nw, Calgary

MLS® #A2198270

**\$829,900**

4 Bedroom, 2.00 Bathroom, 1,140 sqft  
Residential on 0.15 Acres

Highland Park, Calgary, Alberta

Rare Corner Lot 54"\*120" Bungalow in  
Highland Park " Incredible Development  
Potential!

INVESTORS ALERT !! Welcome to 203 42  
Ave NW, a fantastic bungalow located on a  
prime CORNER LOT in the highly desirable  
Highland Park community. This exceptional  
property offers a rectangular lot with generous  
dimensions—a frontage of 54ft (16.76 meters  
) and a lot depth of 120 ft (36.58  
meters)—providing a perfect foundation for  
future development or simply enjoying the  
expansive outdoor space.

This home is ideally has a south facing  
backyard, situated directly across from a park,  
offering not only beautiful views but also a  
peaceful, green space right at your doorstep.  
The prime location of this property with walking  
access to schools, parks, and the modern  
retail hub at 43 Avenue and Centre Street.  
Local businesses and major roadways are  
easily accessible, makes it an ideal candidate  
for every possibility.

The existing bungalow providing a functional  
space for everyday living. 1 primary bedroom,  
2 good size bedrooms, 1 living room, 1 dining  
room and a 4 pcs bathroom on the main floor;  
A large rec room, 1 bedroom, storage room, 3  
pcs bathroom and Laundry in the basement.  
Whether you choose to renovate or hold the  
property as an investment, the large lot size  
offers endless possibilities for expansion or



development (RCG zoning).

Built in 1955

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2198270    |
| Price          | \$829,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,140       |
| Acres          | 0.15        |
| Year Built     | 1955        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 203 42 Avenue Nw |
| Subdivision | Highland Park    |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2K 0H3          |

### Amenities

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

### Interior

|                   |   |
|-------------------|---|
| Interior Features | See Remarks   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | None                                     |
| Lot Description   | Corner Lot, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                          |
| Construction      | Vinyl Siding, Wood Frame                 |
| Foundation        | Poured Concrete                          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 8               |
| Zoning         | R-CG            |

## Listing Details

Listing Office            Jessica Chan Real Estate & Management Inc.

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