

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

MLS® #A2256063

\$999,900

4 Bedroom, 4.00 Bathroom, 1,220 sqft

Single Family on 0.16 Acres

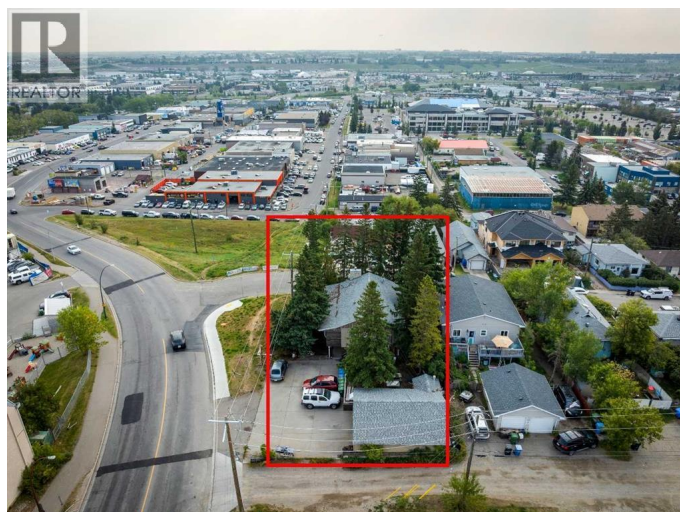
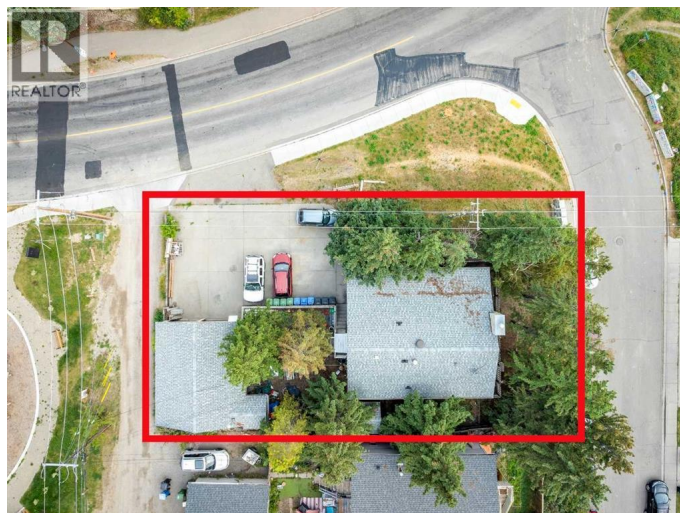
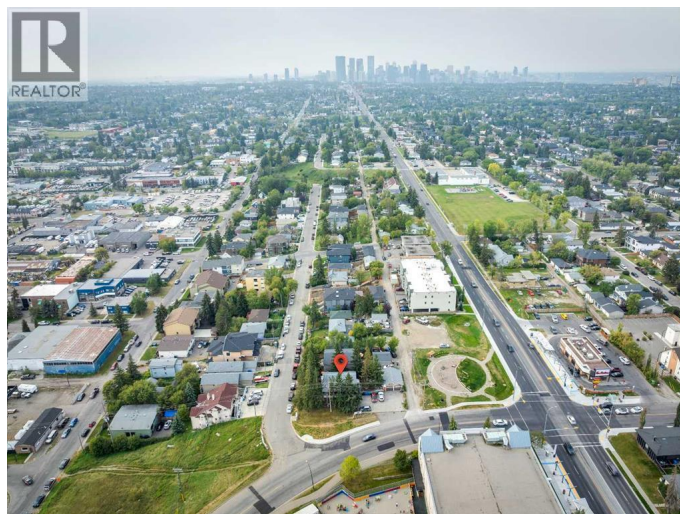
Highland Park, Calgary, Alberta

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. (id:6289)

Built in 1910

Essential Information

Listing #	A2256063
Price	\$999,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,220
Acres	0.16
Year Built	1910



Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	107 40 Avenue Ne
Subdivision	Highland Park
City	Calgary
Province	Alberta
Postal Code	T2E2M6

Amenities

Amenities	Golf Course, Park, Playground, Schools, Shopping
Features	Treed, Other, Back lane
Parking Spaces	5
Parking	Detached Garage, Other
# of Garages	2

Interior

Appliances	None, See remarks
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes
Basement	Walk out, Suite

Exterior

Exterior	Stucco, Wood siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Royal LePage Benchmark
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Listing information last updated on October 13th, 2025 at 1:46am PDT