

1816 42 Street SE  
Calgary, Alberta

MLS # A2285724

**\$474,900**



|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Forest Lawn   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 850 sq.ft.  | <b>Age:</b>   | 1959 (67 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Alley Access, Double Garage Detached, Parking Pad, RV Access/Parking  |               |                   |
| <b>Lot Size:</b> | 0.12 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangu |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air                              | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Laminate, Linoleum, Vinyl Plank         | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                         | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                    | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Stucco, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | M-C1 |
| <b>Foundation:</b> | Poured Concrete                         | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks                             |                   |      |

**Inclusions:** N/A

CHECK OUT OUR 24/7 VIRTUAL OPEN HOUSE! Investors and savvy buyers—this is a rare inner-city opportunity with M-C1 zoning, offering long-term redevelopment potential (multi-residential density, up to 4 storeys, subject to city approval). Pair that with an existing legal up/down suite, and you’ve got the best of both worlds: income today + upside tomorrow. This beautifully maintained bungalow features 2 bedrooms and a 4-piece bath on the main level, plus a legal 1-bedroom basement suite with a 3-piece bath—ideal for investors, multi-generational living, downsizers, or owner-occupants wanting a reliable mortgage helper. The main floor has been tastefully refreshed with warm vinyl plank flooring, fresh paint and trim, and refurbished kitchen cabinets, creating a bright and welcoming space. Downstairs, the fully finished legal suite offers excellent flexibility for rental income or extended family. Outside, you’ll appreciate the large, level lot with extra rear/side parking (perfect for a boat or small RV), plus a double garage off the back lane for secure parking and storage. Added bonus: a new roof on both the house and garage (2024) for peace of mind. Centrally located close to Deerfoot Tr, shopping, schools, and public transit make this home perfect for any family at any stage of life. Whether you’re building your portfolio, planning future redevelopment, or looking for a home that helps pay for itself, this one checks all the boxes.