

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

MLS® #A2256063

**\$999,900**

4 Bedroom, 4.00 Bathroom, 1,220 sqft  
Residential on 0.16 Acres

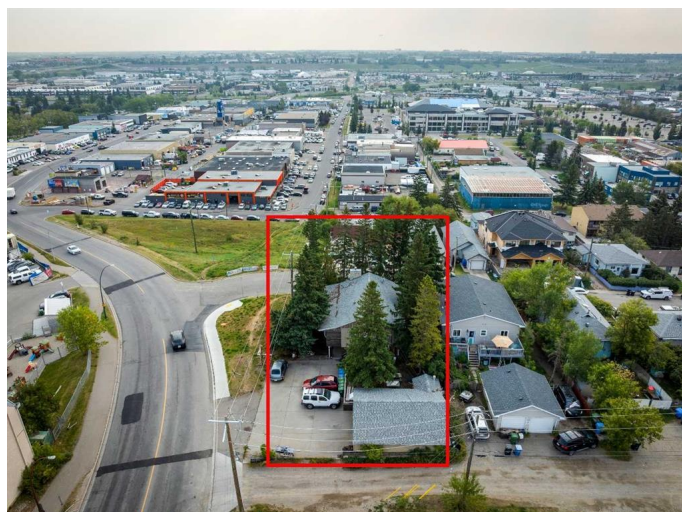
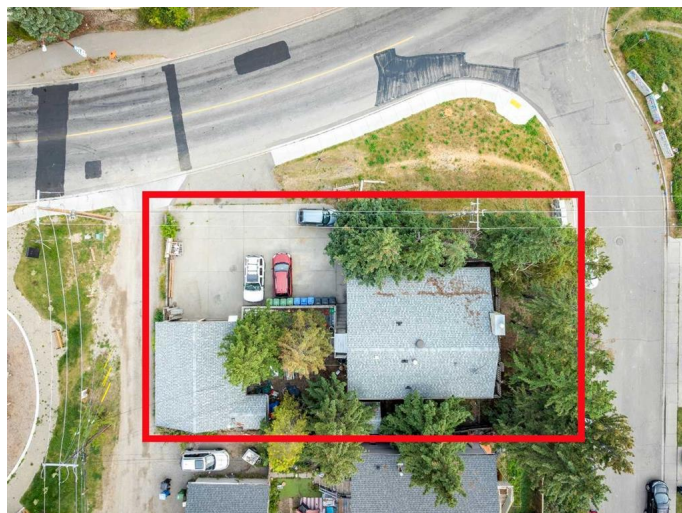
Highland Park, Calgary, Alberta

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. Call for more information.

Built in 1910

## Essential Information

MLS® #	A2256063
Price	\$999,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,220
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	T2E2M6

### **Amenities**

Parking Spaces	5
Parking	Double Garage Detached, Driveway, Off Street, Paved
# of Garages	2

### **Interior**

Interior Features	Beamed Ceilings, Ceiling Fan(s), Chandelier, Laminate Counters, Storage, Vaulted Ceiling(s)
Appliances	See Remarks, None
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Raised Hearth, Masonry
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

### **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Rectangular Lot, Treed, Backs on to Park/Green Space, Sloped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 11th, 2025
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Days on Market 48  
Zoning M-H1

## **Listing Details**

Listing Office Royal LePage Benchmark

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