

\$575,000 - 712 40 Avenue Nw, Calgary

MLS® #A2229454

\$575,000

5 Bedroom, 2.00 Bathroom, 1,097 sqft
Residential on 0.16 Acres

Highwood, Calgary, Alberta

Investor Alert or Great Starter Home! This property offers a legal basement suite and sits on a massive nearly 7,000 sq. ft. lot, just 10 minutes from downtown. Live upstairs, and rent down, or cash flow by renting out both suites. The main level features 3 bedrooms and 1 bathroom, as well as a large open kitchen and living room with wood burning fireplace. The legal basement suite includes 2 bedrooms and 1 bathroom – perfect for mortgage help or rental income. The home needs some work but with solid bones and a desirable location, it’s a smart investment with room to grow. Whether you’re looking to renovate, rent out, or rebuild, this is a rare opportunity in a prime location!

Built in 1956

Essential Information

MLS® #	A2229454
Price	\$575,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,097
Acres	0.16
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow



Status Active

Community Information

Address 712 40 Avenue Nw
Subdivision Highwood
City Calgary
County Calgary
Province Alberta
Postal Code T2K 0E6

Amenities

Parking Spaces 4
Parking Alley Access, Parking Pad

Interior

Interior Features No Animal Home, Open Floorplan
Appliances Range Hood, Refrigerator, Stove(s)
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Wood Burning
Has Basement Yes
Basement Full, Suite

Exterior

Exterior Features Private Yard
Lot Description Back Lane, Back Yard, Rectangular Lot
Roof Asphalt Shingle
Construction Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed June 12th, 2025
Days on Market 10
Zoning R-CG

Listing Details

Listing Office RE/MAX iRealty Innovations

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