

# \$819,900 - 223 41 Avenue Nw, Calgary

MLS® #A2248706

**\$819,900**

4 Bedroom, 2.00 Bathroom, 1,031 sqft  
Residential on 0.14 Acres

Highland Park, Calgary, Alberta

Wonderful URBAN Living Meets PRIME Investment Potential in Highland Park!! Welcome to 223 41 AVE NW, a hidden gem tucked away on a quiet, tree-lined street in the highly sought-after inner-city community of Highland Park. This detached bungalow, sitting on a PREMIUM & generous 50 x 120 ft lot, is much more than a home—it's a lifestyle opportunity, an income generator, and a canvas for future development in one of Calgary's most promising up-and-coming neighbourhoods. Whether you're an investor looking to expand your portfolio with a solid revenue property, a homeowner seeking multi-generational living, or a visionary ready to explore infill development possibilities, this RARE offering checks every box. Zoned R-CG, with a fully LEGAL basement suite (223B 41 AVE NW) and located just minutes from downtown, this property effortlessly blends function, flexibility, and future potential. Step through the front door and into the main level—a space defined by GLEAMING hardwood floors, oversized windows, and a bright layout that feels both WARM and MODERN. The 3-bedroom upper level is ideal for a growing family, urban professionals, or tenants seeking comfort and style in a well-established neighborhood. The living room is flooded with natural light, creating a cozy yet spacious environment PERFECT for entertaining, relaxing, or working from home. Large windows provide a picturesque view of the quiet residential street, where mature trees



line the sidewalks. A functional eat-in kitchen is well-appointed with ample cabinetry, full-size appliances, and room for a family table—ideal for casual breakfasts, homework sessions, or weekend brunches with friends. The flow between rooms is seamless, creating a sense of openness without sacrificing privacy. Three generously sized bedrooms, each with large closets and plenty of natural light from the South-facing sundrenched backyard, make up the sleeping quarters. Whether you need a nursery, a guest room, or a dedicated home office, this layout offers MAXIMUM flexibility for your lifestyle needs. Downstairs, you'll find the kind of bonus that savvy buyers dream about—a fully LEGAL basement suite. With a private entrance, this space is ideal for tenants, in-laws, or adult children who want independence without being too far from home. The suite currently features one large bedroom, a spacious living and dining area, a 3-piece bathroom, and a beautiful full kitchen with modern cabinetries and appliances. The lower level is also large enough to easily accommodate a potential second bedroom, further increasing rental income potential or personal use flexibility. Highland Park is in HIGH DEMAND for renters, thanks to its central location and quick access to transit, downtown, SAIT, University of Calgary, and much more. If development is more your style, the R-CG zoning allows for potential future infill developments. The generous lot dimensions (50x120) provide ample space for new builds. Don't miss out - CALL TODAY for your PRIVATE TOUR!!

Built in 1954

### **Essential Information**

MLS® #	A2248706
Price	\$819,900
Bedrooms	4

Bathrooms	2.00
Full Baths	2
Square Footage	1,031
Acres	0.14
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	223 41 Avenue Nw
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0G9

### **Amenities**

Parking Spaces	2
Parking	Alley Access, Garage Door Opener, Garage Faces Rear, Off Street, Single Garage Detached, Stall
# of Garages	1

### **Interior**

Interior Features	No Smoking Home, Pantry, Soaking Tub, Storage, Vinyl Windows
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

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

## **Additional Information**

Date Listed August 14th, 2025

Days on Market 8

Zoning R-CG

## **Listing Details**

Listing Office MaxWell Capital Realty

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.