# \$514,900 - 1816 42 Street Se, Calgary

MLS® #A2261966

#### \$514,900

3 Bedroom, 2.00 Bathroom, 854 sqft Residential on 0.12 Acres

Forest Lawn, Calgary, Alberta

Welcome to this beautifully maintained bungalow offering a total of 1,672 sq. ft. of living space, complete with an legal basement suite and excellent investment potential. The main level has recently updated wtih warm vinyl plank flooring, which creates a comfortable and inviting atmosphere. The home has been lovingly cared for, and this care is evident throughout. With three bedrooms and two full bathrooms, there is ample space for families, downsizers, or investors seeking flexible living options. The lower level features a fully finished legal suite with a separate entrance, making it ideal for extended family or rental income. Outside, you'II find a large, landscaped lot with room along the side for RV parking on a concrete padâ€"perfect for extra vehicles or recreational toys. The oversized garage, accessible from the back lane, provides ample space for parking and storage. Conveniently located close to shopping, schools, and public transportation, this property combines everyday practicality with long-term potential. Whether you're looking for a family home, a mortgage helper, or an income property, this one ticks all the boxes.







Built in 1959

#### **Essential Information**

MLS® # A2261966 Price \$514,900 Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 854

Acres 0.12

Year Built 1959

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

### **Community Information**

Address 1816 42 Street Se

Subdivision Forest Lawn

City Calgary

County Calgary

Province Alberta

Postal Code T2B 1E9

#### **Amenities**

Parking Spaces 4

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Laminate Counters, Separate Entrance, Vinyl Windows

Appliances Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer

Heating Forced Air

Cooling None

Has Basement Yes

Basement Finished, Full, Exterior Entry, Suite

#### **Exterior**

Exterior Features None

Lot Description Back Lane, Back Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Stucco, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 3rd, 2025

Days on Market

13

Zoning M-C1

## **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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