

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

MLS® #A2256063

\$999,900

4 Bedroom, 4.00 Bathroom, 1,220 sqft

Residential on 0.16 Acres

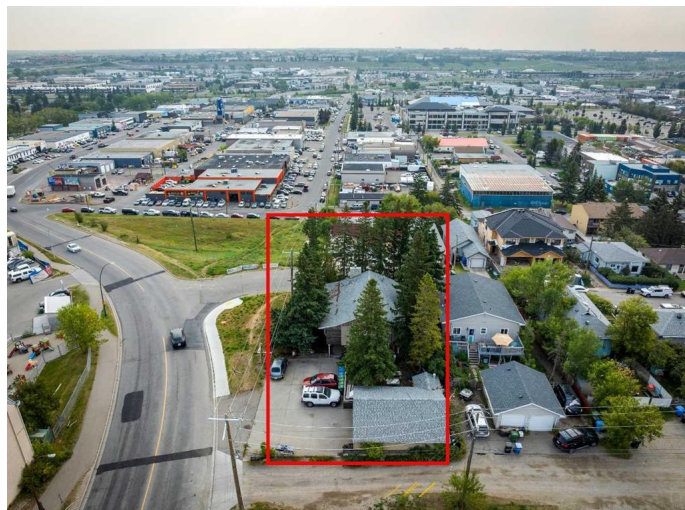
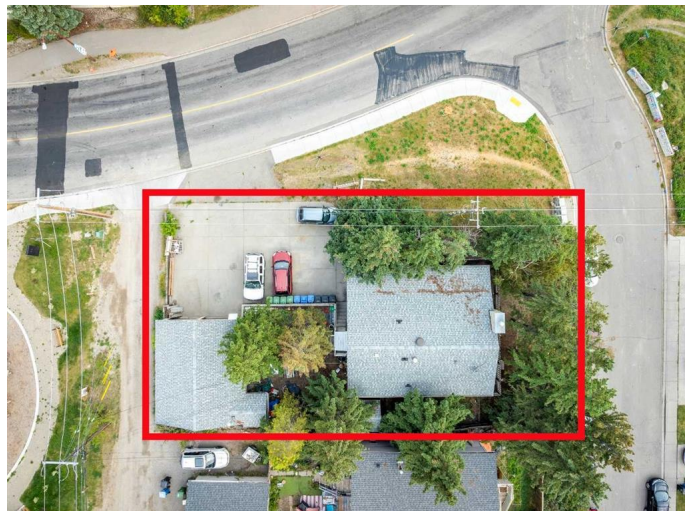
Highland Park, Calgary, Alberta

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. There is potential to purchase the neighbouring property 4019 Centre A St NE that was also rezoned M-H1 - see rendering in photos which encapsulates both lots. 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	None, See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Masonry, Raised Hearth
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

Exterior

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

Additional Information

Date Listed	September 11th, 2025
Days on Market	1
Zoning	M-H1

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

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.