

**924 42 Street SE
Calgary, Alberta**

MLS # A2163793



\$585,000

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,037 sq.ft.	Age:	1968 (56 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Composite Siding, Concrete, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Skylight(s), Stone Counters, Storage		

Inclusions: Tool Shed

Welcome to 924 42 Street SE. This charming bungalow is situated on a quiet street on an oversized 54x122' lot with a beautifully landscaped yard. Upstairs you will find 3 bedrooms, 1 full 4 piece bath, kitchen, dining room & living room. The kitchen has been updated with newer cabinets, SS appliances, stone countertops & skylight. Downstairs is an illegal basement suite, with a full kitchen, dining/living room, a full 4 piece bath, a 4th bedroom, a 5th room that could be used as an office space, gym, or storage. There is also a mudroom, 2 piece bath and laundry in basement. Outside is a beautifully landscaped front and backyard. A large deck with pergola, and gas connection plus a paver stone path and fire pit. The oversized double detached garage is fully finished with heat. Act fast as this home will not last long.