

\$599,900 - 712 40 Avenue Nw, Calgary

MLS® #A2229454

\$599,900

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

Highwood, Calgary, Alberta

****Open House Saturday June 14th
11:30-1pm**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 â€”
perfect for mortgage help or rental income.
The home needs some work but with solid
bones and a desirable location, itâ€™s a
smart investment with room to grow. Whether
youâ€™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	\$599,900
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	4
Zoning	R-CG

Listing Details

Listing Office RE/MAX iRealty Innovations

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.