

\$509,900 - 1816 42 Street Se, Calgary

MLS® #A2261966

\$509,900

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 with 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'll find a large, landscaped lot with room along the side for RV parking on a concrete pad—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 \$509,900



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	23
Zoning	M-C1

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

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.