

# \$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

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