

# \$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	5
Zoning	R-CG

**Listing Details**

Listing Office                      RE/MAX iRealty Innovations

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