128 40 Avenue NW

Calgary | Active | MLS® A2344541

$1,349,000









Year Built	Living area
1957	**1,946.53 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

RARE INNER-CITY INVESTMENT OPPORTUNITY in the sought-after community of Highland Park! Ideally situated on a generous 67' x 120' lot, this legal fourplex offers an exceptional combination of location, income potential, and long-term redevelopment value. Residents will enjoy convenient access to schools, Tim Hortons, local shops, public transit, major roadways, and downtown Calgary.

The property features three spacious two-bedroom units and one one-bedroom unit, complemented by numerous upgrades and a brand-new coin-operated washer and dryer. Additional highlights include a newer 24' x 21' double detached garage, three additional parking stalls, a storage shed, a large patio, and a beautifully landscaped, fully fenced private yard.

A well-maintained income property in a highly accessible inner-city location-an excellent opportunity for investors or future redevelopment.

Property details

Status	Active
Prop. Type	Multi-Family
MLS® Num	A2344541
Year Built	1957
Property Type:	Multi-Family
Property Sub Type:	4 plex
Transaction Type:	For Sale
Total Living Area:	1,946.53 sq. ft.
Year built:	1957 (Age: 69)
Bathrooms:	- (Full:-, Half:-)
Plan:	5422GK
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry, Walk Out
Structure Type:	Four Plex
Ensuite:	No
Garage:	Yes

Garage Spaces:	2
Parking:	Alley Access, Double Garage Detached, Off Street, Stall
Parking Places:	5
Parking Total/Covered:	5 / -
City Quadrant:	Northwest
Community:	Highland Park (Calgary)
Appliances:	Dishwasher, Electric Range, Electric Stove, Washer/Dryer
Inclusions:	Shed, garage remote
Restrictions:	None Known
Title to Land:	Fee Simple
Exterior Features:	Courtyard, Private Yard
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C1
Listed Date:	Sep 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/128-40-avenue-nw-calgary-a2344541/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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