

\$974,900 - 1630 41 Street Sw, Calgary

MLS® #A2089193

\$974,900

7 Bedroom, 5.00 Bathroom, 1,690 sqft

Residential on 0.14 Acres

Rosscarrock, Calgary, Alberta

Located on a 50x120' R-C2 lot in Rosscarrock this single title side by side duplex with three lower suites (illegal) make this property a great investment and/or holding property for future re-development! Each main floor suite offers a large front living room, good size eat-in kitchen, two bedrooms, full bath and laundry. The lower (illegal)suites feature a living room, kitchen, bedroom and bathroom. Recent upgrades include two new high efficiency 2 stage furnaces, one brand new hot water tank and one approximately 3-4 years old, newer kitchen cabinets in suite A, laminate flooring, legal egress windows in lower (illegal) suites, and roof shingles replaced approximately 11 years ago. Parking is not a problem with room for 5 vehicles accessible from the rear laneway. This location boasts great access to major traffic routes, city transit and LRT, local schools and shopping. All tenants are on a month to month tenancy.

Built in 1958

Essential Information

MLS® #	A2089193
Price	\$974,900
Sold Price	\$935,000
Bedrooms	7
Bathrooms	5.00
Full Baths	5
Square Footage	1,690



Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Duplex
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	1630 41 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1X8

Amenities

Parking Spaces	5
Parking	Off Street

Interior

Interior Features	Separate Entrance
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 12th, 2024
Date Sold	March 18th, 2024
Days on Market	35
Zoning	R-C2

HOA Fees 0.00

Listing Details

Listing Office RE/MAX REAL ESTATE (MOU



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