

\$839,000 - 1630 40 Street Sw, Calgary

MLS® #A2089261

\$839,000

8 Bedroom, 4.00 Bathroom, 1,856 sqft

Residential on 0.14 Acres

Rosscarrock, Calgary, Alberta

WELCOME to this BI-LEVEL, FULL DUPLEX incl/2 UNITS that have 3300.50 sq ft of TOTAL DEVELOPED LIVING SPACE on a 6070.85 LOT in the COMMUNITY of ROSSCARROCK!!! There are MATURE TREES, a 23'11" X 10'8" (Unit A side w/Separate Entrance), + a 22'11" X 10'9" (Unit B side w/Separate Entrance) DOUBLE DETACHED GARAGE (ALL IN SAME GARAGE BUILDING), each has it's SEPARATE DECKS, + PATIOS. For the INVESTORS or RIGHT BUYER, this Property COULD BE CONVERTED to a LEGAL 4 PLEX!!! Just think of the POSSIBILITIES, + VALUE!!! In Units A & B, there are 10' VAULTED CEILINGS that make it SPACIOUS, + both LIVING ROOMS lead out the patio doors to the EAST FACING DECK w/BACKYARD. In Unit A (1705.70 sq ft of developed living space) has on the Main Floor: a Living Room leading to 20' X 4' DECK, a DINING ROOM, the KITCHEN w/OAK CABINETRY, TILE BACKSPLASH, WHITE APPLIANCES, 2 BEDROOMS incl/PRIMARY, + a 4 pc BATHROOM. In the FULL BASEMENT there is the FLEX ROOM, a POTENTIAL 3rd BEDROOM, an unfinished 16'8" x 4'0" STORAGE ROOM, a KITCHEN w/LAUNDRY ROOM, a 3 pc BATHROOM, a RECREATION ROOM, + UTILITY ROOM. The 20' X 15' PATIO is a GREAT FEATURE in the BACKYARD. In Unit B (1594.80 sq ft of developed living space), there is a LIVING ROOM/DINING ROOM



Combination leading out to the 19'0" X 3'10" DECK. There are 3 BEDROOMS incl/PRIMARY w/BIG WINDOWS that allow NATURAL LIGHT on the Main Floor, also a 4 pc BATHROOM, a KITCHEN w/OAK CABINETRY, TILE BACKSPLASH, WHITE APPLIANCES. In the FULL BASEMENT there is 2 MORE BIG BEDROOMS, a 18'8" X 18'4" FAMILY ROOM, 3 pc BATHROOM, the 19'8" X 9'7" LAUNDRY/UTILITY ROOM. The 18'6" X 13'0" PATIO also leads to the Garage. This BACKYARD has plenty of room for BBQ'S, incl/FAMILY, + FRIENDS coming over. CITY of CALGARY has UPDATED THE SEWER from the City Boundary to the Duplex. Living in the MATURE COMMUNITY of ROSSCARROCK is NEIGHBOURLY, + has a CENTRE incl/EVENTS: Neighborfest, Community Garden, Community Cleanup, Spring Fundraiser, Community Fridge, National Indigenous Peoples Day, December Dinner and Dance, Winter Planter Workshops, Fitness, Dance, Seniors Groups, and Childcare. BOOK your Showing TODAY!!!

Built in 1964

Essential Information

MLS® #	A2089261
Price	\$839,000
Sold Price	\$839,000
Bedrooms	8
Bathrooms	4.00
Full Baths	4
Square Footage	1,856
Acres	0.14
Year Built	1964
Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Side by Side

Status	Sold
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Community Information

Address	1630 40 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1W9

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Garage Faces Rear

Interior

Interior Features	High Ceilings, Vaulted Ceiling(s)
Appliances	Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 27th, 2023
Date Sold	November 9th, 2023
Days on Market	13
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE
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