

\$775,000 - 4010 8 Avenue Sw, Calgary

MLS® #A2110891

\$775,000

4 Bedroom, 2.00 Bathroom, 864 sqft
Residential on 0.19 Acres

Rosscarrock, Calgary, Alberta

Incredible opportunity for redevelopment! GREAT INVESTMENT OPPORTUNITY with endless possibilities! Raised bungalow with UPPER AND LOWER UNITS each with SEPARATE ENTRANCES and HUGE WINDOWS. Rent one unit and live in the other, rent both units, or CONSIDER THE LAND VALUE for a new build. with M-C1. zoning, This LOCATION IS ABSOLUTELY AMAZING! Short walk to Westbrook Mall and the LRT station. Endless shopping, amenities, restaurants, and schools all within minutes. Upper unit has 2 bedrooms, 1 full bath, large living room with original hardwood, kitchen with loads of cabinets, and shared laundry down. The illegal basement suite is VERY BRIGHT and has HUGE WINDOWS, 2 bedrooms, 1 full bath, large living room, and spacious kitchen. LARGE DOUBLE ATTACHED GARAGE on a very large lot. This property is a money maker with a LOT AND LOCATION THAT HAS ENDLESS POSSIBILITIES. These opportunities do not come up often! Book your showing today.

Built in 1958

Essential Information

MLS® #	A2110891
Price	\$775,000
Sold Price	\$753,000
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	864
Acres	0.19
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4010 8 Avenue Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0G3

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Jetted Tub, Open Floorplan, Separate Entrance
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Entrance, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 29th, 2024
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Date Sold	March 7th, 2024
Days on Market	7
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX House of Real Estate

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