

\$725,000 - 1423 44 Street Sw, Calgary

MLS® #A2122960

\$725,000

3 Bedroom, 1.00 Bathroom, 939 sqft

Residential on 0.14 Acres

Rosscarrock, Calgary, Alberta

Discover this rare gem nestled in the sought-after community of Rosscarrock. This RC-2 zoned lot boasts an impressive 15.23m frontage and a generous 37.18m depth, providing ample space for your dream home or investment project. Embrace the convenience of a west-facing backyard, perfect for soaking in Calgary's stunning sunsets. Located opposite electrical poles along the alley, enjoy unobstructed views and ease of utility access. This detached home rests on a flat lot, offering endless possibilities for renovation or redevelopment. Don't miss out on this chance to make your mark in one of Calgary's most desirable neighborhoods.

Built in 1959

Essential Information

MLS® #	A2122960
Price	\$725,000
Sold Price	\$750,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	939
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Split Level



Status Sold

Community Information

Address 1423 44 Street Sw
Subdivision Rosscarrock
City Calgary
County Calgary
Province Alberta
Postal Code T3C 2A7

Amenities

Parking Spaces 4
Parking Double Garage Detached, Off Street

Interior

Interior Features Laminate Counters, No Smoking Home, Storage, Vinyl Windows
Appliances Oven, Refrigerator, Washer/Dryer, Window Coverings
Heating Forced Air, Natural Gas
Cooling None
Has Basement Yes
Basement Partial, Partially Finished

Exterior

Exterior Features Private Yard
Lot Description Back Lane, Back Yard, Front Yard, Level, Street Lighting, Rectangular Lot

Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed April 17th, 2024
Date Sold April 22nd, 2024
Days on Market 5
Zoning R-C2
HOA Fees 0.00

Listing Details

Listing Office CIR Realty

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