

\$995,000 - 1428 44 Street Sw, Calgary

MLS® #A2123706

\$995,000

6 Bedroom, 5.00 Bathroom, 1,919 sqft
Residential on 0.14 Acres

Rosscarrock, Calgary, Alberta

A majestic willow welcomes you to this breathtaking CLASSIC 60's FULL DUPLEX, 4-level-split in Rosscarrock—ideal inner-city lifestyle—perfect for families, first-time buyers and investors alike. This large property offers a unique combination of urban convenience and luxury as well as being a savvy investment opportunity. Unit "A" has sophisticated high-end renovation. Enter a warm living room featuring original oak hardwood floors that opens to a spacious dining area. The remodelled kitchen—with its custom-made cabinetry, granite counter tops, and stainless-steel appliances—is filled with natural sunlight through the skylights above. The sizeable primary suite offers a gorgeous 3-piece-ensuite with deep soaker tub. An additional 3-piece-bath with marble shower completes the above-grade level. The lower level features a bright and fantastically sized family room with big windows and raw-edge sills. Below brings an additional large bedroom and yet another 3-piece bath with steam shower. 1428 "A" has always been owner occupied, whereas the siding unit has happily enjoyed consistent rental income. The siding unit offers a functional floor plan—with four bedrooms and two baths—a fantastic opportunity for those looking to bring their own personal touch. —an opportunity to increase value—to live in or rent it out. WOW! Massive double-width lot—lots of green-space! Fenced, and landscaped, this east/west facing property soaks up the sun! Raised garden



beds, perennials, birds and trees flourish in this park-like setting. Lots of schools in the area— young ones will enjoy the ballpark and playground at the end of the street. This well-loved property is a great choice for investors considering its dual potential for renting or residing. Rosscarrock is highly connected, with quick access to Bow Trail, 17th Avenue and the Westbrook Station C-Train. Many shops and restaurants nearby makes this duplex "stand out" as a smart investment in an exciting and vibrant community. A wonderful place to live with an opportunity to grow your financial future.

Built in 1961

Essential Information

MLS® #	A2123706
Price	\$995,000
Sold Price	\$960,000
Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	1,919
Acres	0.14
Year Built	1961
Type	Residential
Sub-Type	Duplex
Style	4 Level Split, Side by Side
Status	Sold

Community Information

Address	1428 44 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T4C2A6

Amenities

Parking Spaces	3
Parking	Off Street

Interior

Interior Features	Skylight(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot, Treed
Roof	Flat
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 1st, 2024
Date Sold	May 10th, 2024
Days on Market	9
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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