

\$799,000 - 1408 44 Street Sw, Calgary

MLS® #A2151566

\$799,000

4 Bedroom, 2.00 Bathroom, 1,022 sqft

Residential on 0.14 Acres

Rosscarrock, Calgary, Alberta

HUGE OVERSIZED 50X122 LOT FACING ROSSCARROCK COMMUNITY PARK! ILLEGALLY SUITED BUNGALOW! If you are looking for a perfect revenue property or a builders dream lot, this is it! Fully developed illegally suited bungalow with 1,864 square foot of fully developed living space on an OVERSIZED 50X122 LOT. FACING THE JEWEL OF ROSSCARROCK "ROSSCARROCK COMMUNITY PARK", ON A NICE QUIET BEAUTIFUL TREE LINED STREET NEXT TO MANY MILLION DOLLAR HOMES. With the new citywide rezoning this lot will have RCG zoning allowing to build a 4plex + 4 Legal Basement suits = 8 UNITS TOTAL! within walking distance to both elementary and Jr. high schools. Westbrook shopping centre and Westhills are just a short drive away. The main level is bright with large windows allowing that wonderful sunshine to flood the living and dining rooms. There is a ton of counter and cupboard space in the large kitchen, perfect for preparing those family meals. The two bedrooms on the main level comfortably allow for queen sized beds and furniture, with plenty of closet space for storage. The 4 piece bath and laundry room complete this level. A private side entrance leads you to the lower level illegal suite, complete with a huge living room, dining area and functional kitchen, two large bedrooms, a 4 piece bath and additional laundry room. There is plenty of room in the back yard to add a garage or parking pad, and is fully fenced so



the kids have a safe place to play. Regardless if future development is what you are looking for in an inner city lot, or if you want a cash generating property with an income helping illegal suite this has lots of great value, whichever way you want to explore.

Built in 1959

Essential Information

MLS® #	A2151566
Price	\$799,000
Sold Price	\$807,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,022
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1408 44 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2A6

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	See Remarks
Appliances	Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Other, Private Entrance
Lot Description	Level, Rectangular Lot, See Remarks
Roof	Tar/Gravel
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 22nd, 2024
Date Sold	July 29th, 2024
Days on Market	7
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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