



GRASSROOTS
REALTY GROUP

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1610 40 Street SW
Calgary, Alberta

MLS # A2297012



\$699,900

Division:	Rosscarrock		
Type:	Residential/House		
Style:	Bungalow		
Size:	738 sq.ft.	Age:	1951 (75 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

*** New Price — Exceptional Value at \$699,900 *** BUILDER / DEVELOPER OPPORTUNITY FIRST: DP approved for a 3-bedroom, 2-storey semi-detached infill with 2-bedroom secondary legal suites and detached garages, delivering over 2,000 sq ft above grade per side on an affordable inner-city lot in sought-after Rosscarrock. A rare chance to step into a ready-to-build project in a prime location (Subject to City/Municipality approvals and permitting.). For investors or end-users, also offers immediate value with a 2-bedroom main floor plus a 1-bedroom illegal basement suite—ideal as a mortgage helper. Key updates include a roof replacement (2019) and hot water tank (2024). Unbeatable convenience: minutes walk to public and Catholic schools, Westbrook Mall (Walmart, Safeway, and more), bus routes, Westbrook LRT and 45 Street West LRT for quick access to downtown, University of Calgary, SAIT, Mount Royal University, and the shops and restaurants along 17th Avenue.