



**1444 40 Street SW**  
**Calgary, Alberta**

**MLS # A2303492**



**\$759,900**

<b>Division:</b>	Rosscarrock		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,846 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Dog Run Fenced In, Lawn, Level, Rectangula		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Solar Tube(s), Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Projector, screen & Amplifier for back deck, 4 wall mounted Black Speakers, ceiling Speakers, TV wall mount in Basement

**PRIME INNER-CITY OPPORTUNITY | ROSSCARROCK** Welcome to this well-maintained semi-detached home offering over 1,840 sq ft above grade and 2,600+ sq ft of total developed living space in the desirable community of Rosscarrock. Featuring 3 bedrooms up + 1 down and multiple living areas, this property is ideal for families, investors, or those seeking inner-city convenience. The main floor offers 9' ceilings, a bright and functional layout, and a cozy gas fireplace. The kitchen features ample cabinetry and flows seamlessly into the dining and living areas, perfect for everyday living and entertaining. Upstairs, all bedrooms include walk-in closets, with a spacious primary retreat showcasing a 5-piece ensuite. Additional highlights include: NEW FURNACE & HOT WATER TANK, wired-in sound throughout, skylight, projector and screen setup, HRV system, and central vacuum. The fully developed basement provides additional living space, a bedroom, and bathroom flexibility. Outside, enjoy a private yard, rear deck with projector setup and gas fireplace, and a double detached garage. Ideally located just minutes to downtown, with quick access to shopping, schools, transit, and major routes. A solid inner-city property with excellent potential, adjacent to a corner lot, and offering flexible possession.