



1444 40 Street SW
Calgary, Alberta

MLS # A2303492



\$759,900

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

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|--------------------|--|-------------------|------|
| Heating: | High Efficiency, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | 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 SOUTH WEST INNER-CITY OPPORTUNITY 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 a desirable inner city west community close to all AMENITIES. Featuring 3 bedrooms up + 1 down and multiple living areas, this property is ideal for families, investors, or those seeking inner-city convenience with a DOUBLE GARAGE and even a FENCED yard. 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 fenced 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.