



**4408 8 Avenue SW**  
**Calgary, Alberta**

**MLS # A2321583**



**\$675,000**

<b>Division:</b>	Rosscarrock		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,030 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage		

**Inclusions:** Storage box in backyard, Basement - Refrigerator, Dishwasher, Range, Microwave, Hood Fan, Washer, Dryer

Welcome to the sought-after, family-friendly community of Rosscarrock! If you are looking for an inner-city lifestyle paired with excellent investment potential, this is the one. The location is ideal—you are within walking distance of three local schools, parks, playgrounds, and everyday shopping. Commuting is effortless with transit options along Bow Trail and 17th Avenue, plus two LRT stations nearby. You will also appreciate the quick drive into the Downtown Core, easy access to major roadways, and close proximity to the Bow River pathway system. Sitting on a 60' x 100' lot on a street already seeing new development, this property—complete with an illegal suite and single detached garage—is a rare find that fits almost any real estate goal. Whether you want to enjoy the property for yourself, live on the main floor and rent the lower level, hold it as an investment, or capitalize on its future redevelopment upside, this 4-bedroom, 2-bathroom home delivers. As soon as you set foot inside, you are met with a bright and inviting layout. The main floor features a large living room bathed in natural light through a front picture window. You will love the updated kitchen, which boasts attractive cabinetry, stainless steel appliances, and a classic subway tile backsplash. It connects to the dining area, where the updated patio door leads directly out to the deck and firepit in the spacious backyard—ideal for summer BBQs and outdoor entertaining. Completing the main level are three well-proportioned bedrooms, a fully renovated 4-piece bathroom, and the convenience of dedicated main-floor laundry. Upgrades like central AC and newer attic insulation ensure the home is highly efficient and comfortable year-round. The lower level is perfectly isolated from the main floor through the separate entrance. Whether you use it for guests, extended family, or

as an income-generating suite, it is a highly functional space. It offers an open living area, a full kitchen, a sizeable bedroom, updated 4-piece bathroom, and its own separate laundry. There is so much value in this property. Schedule a viewing today and see it for yourself!