



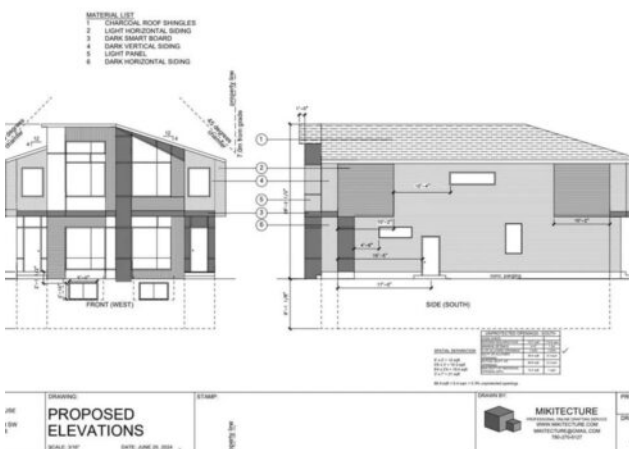
GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1610 40 Street SW
Calgary, Alberta

MLS # A2335944

\$669,900



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

PRIME ROSSCARROCK REDEVELOPMENT — DP-APPROVED & READY TO BUILD! Exceptional opportunity for builders, developers, and investors in one of Calgary's fastest-evolving inner-city communities. Development Permit approved for a striking 2-storey semi-detached infill featuring 3 bedrooms per side, PLUS 2-bedroom legal secondary suites and detached garages — delivering over 2,000 sq ft above grade per side (subject to City/Municipality approvals and permitting). Skip years of planning and step directly into a shovel-ready project on an affordable inner-city lot. HOLD NOW, BUILD LATER: The existing home generates immediate income with a 2-bedroom main floor and a 1-bedroom basement suite (illegal) — a perfect mortgage helper while you finalize your build plans. Recent updates include roof (2019) and hot water tank (2024). UNBEATABLE LOCATION: Walk to public and Catholic schools, Westbrook Mall (Walmart, Safeway & more), and transit including Westbrook LRT and 45 Street LRT — putting downtown, University of Calgary, SAIT, Mount Royal University, and the vibrant 17th Avenue shops and restaurants just minutes away. Opportunities like this — location, approvals, and holding income in one package — don't come often.