



GRASSROOTS
REALTY GROUP

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1804 41 Street NW
Calgary, Alberta

MLS # A2341910



\$700,000

Division:	Montgomery		
Type:	Residential/House		
Style:	Bungalow		
Size:	886 sq.ft.	Age:	1955 (71 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, No Neighbours Behind, Triangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Separate Entrance, Storage, Vinyl Windows		

Inclusions: 2 Refrigerator, 2 Stove(s)

Rare opportunity to own a property with a LEGAL suite in Montgomery, combined with R-CG zoning and exceptional redevelopment potential. This revenue generating property offers a unique opportunity for investors, developers, or homeowners looking to capitalize on both rental income and future development possibilities. This 2+2 bedroom property features a LEGAL basement suite with both levels designed as fully self-contained living spaces. Each level offers 2 bedrooms, a living area, full bathroom, full kitchen with appliances, and separate laundry. The property is currently owner-occupied, but when fully rented, it has the potential to generate over \$3,500/month in rental income, making this an excellent option for investors looking for strong holding income while benefiting from the property's future redevelopment potential. The R-CG zoning adds significant flexibility and upside for developers and investors. Depending on plans and approvals, potential redevelopment options may include a 4plex, attached development, or attached homes with legal secondary suites. Situated on a corner lot in an established and desirable location, the property is close to schools, parks, shopping, the Bow River, and major transportation routes. Whether you're looking to live in the property, generate rental income, hold for future redevelopment, or take advantage of the R-CG zoning, this property offers multiple ways to create value.