



GRASSROOTS
REALTY GROUP

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938 41 Street SW
Calgary, Alberta

MLS # A2351907



\$949,000

Division:	Rosscarrock		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	2,351 sq.ft.	Age:	1973 (53 yrs old)
Beds:	8	Baths:	4
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle, Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stone, Stucco	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator (3); Electric Stove (2); Gas Stove (1), Hood Fan (3); Dishwasher (2); Window-coverings-All; Ceiling Fan (2)

Whether you're an investor looking to expand your portfolio or a developer planning for the future, this full duplex in the established community of Rosscarrock offers plenty of possibilities! Situated on a generous 50' x 125' lot, this property presents an excellent opportunity to generate rental income while holding onto a valuable piece of land with future redevelopment potential. Both sides feature three bedrooms upstairs and functional layouts. One side offers a fully developed basement with additional bedrooms complete with a kitchen, providing excellent potential for a secondary suite, subject to City of Calgary approvals and permits. The second side has a partially developed basement with plenty of room to customize to suit your needs. With much of its original character and finishes still intact, this property is ready for some TLC and offers an opportunity to add value through thoughtful updates and improvements. A detached double garage plus two additional parking stalls beside the garage provide ample off-street parking, a great bonus for owners and tenants alike. The location adds even more appeal! Within walking distance of schools, shopping, amenities, and the CTrain, you'll enjoy easy access to downtown and the rest of Calgary. Live in one side and rent the other, rent out both, or hold for future redevelopment. With its desirable inner-city location, generous lot size, and investment potential, this is a property worth a closer look! Bring your vision and explore the possibilities!