# \$799,000 - 940 43 Street Sw, Calgary

MLS® #A2235939

### \$799,000

4 Bedroom, 2.00 Bathroom, 941 sqft Residential on 0.13 Acres

Rosscarrock, Calgary, Alberta

# LEGAL SUITE | TRIPLE GARAGE | INNER-CITY LOT WITH REDEVELOPMENT POTENTIAL

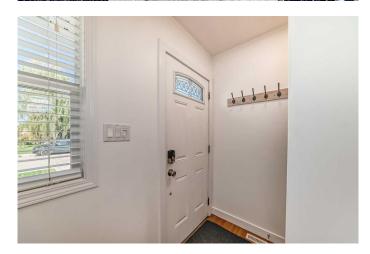
Welcome to the one you've been waiting for! This well-maintained and recently updated bungalow is nestled on a quiet, tree-lined street in the heart of Rosscarrockâ€"a rare opportunity offering exceptional value and potential.

Sitting on a 125' deep RCG lot, this property features a massive 30' x 25' TRIPLE GARAGE with 220V powerâ€"perfect for car enthusiasts, contractors, or anyone needing serious storage space. There's also RV parking and a beautifully landscaped backyard with a concrete patio, raised planters, perennials, mature trees, and a storage shedâ€"ideal for relaxing or entertaining in your own private space.

Inside, the home offers a fully legalized basement suite, making it ideal for homeowners looking to offset their mortgage or for savvy investors seeking strong rental income in Calgary's hot market. Even more appealing, is this RCG lot presents future development potential under the City of Calgary's new housing strategyâ€"a smart opportunity for those considering multi-unit redevelopment, subject to city approval. The main floor features a beautifully updated kitchen, tile backsplash, new appliances, and improved flow into the living roomâ€"perfect for entertaining. You'II also find hardwood floors, fresh paint throughout, a newly







renovated 4-piece bathroom, and three spacious bedrooms.

The legal basement suite includes a separate entrance, a full kitchen and large family room, a spacious bedroom, another 4-piece bathroom, and its own dedicated laundryâ€"ideal for tenants, in-laws, or extended family. The thoughtful layout ensures excellent separation between the suites, enhancing both comfort and privacy. This home comes with a long list of significant upgrades, including a brand-new sewer line, newer vinyl windows, furnace, hot water tank, electrical panel, and updated exterior siding and stoneworkâ€"providing peace of mind for years to come.

#### Built in 1958

#### **Essential Information**

MLS® # A2235939 Price \$799.000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 941

Acres 0.13

Year Built 1958

Type Residential Sub-Type Detached

Style Bungalow

Status Active

## **Community Information**

Address 940 43 Street Sw

Subdivision Rosscarrock

City Calgary
County Calgary
Province Alberta
Postal Code T3C 1Z7

#### **Amenities**

Parking Spaces

Parking Pad, Triple Garage Detached

4

# of Garages 3

#### Interior

Interior Features No Animal Home, No Smoking Home, See Remarks, Separate Entrance

Appliances Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air

Cooling None

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other, Private Entrance

Lot Description Back Lane, Back Yard, Front Yard, Lawn, Private

Roof Asphalt

Construction Stone, Stucco, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 1st, 2025

Days on Market 9

Zoning R-CG

#### **Listing Details**

Listing Office Real Estate Professionals Inc.

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