

1125 40 Street SW
Calgary, Alberta

MLS # A2256595



\$774,900

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| Division: | Rosscarrock | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,097 sq.ft. | Age: | 1959 (66 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Parking Pad, RV Access/Parking, Single Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Rectangular Lot | | |

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| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Laminate, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Open Floorplan, Wood Counters | | |

Inclusions: Gas Range with Electric Oven, Second Refrigerator, Light Fixtures, Shed (as-is), RPR Accepted As Is

Welcome to the vibrant inner-city community of Rosscarrock, where opportunity meets lifestyle. This property is the perfect investment for builders, savvy investors, or those looking to buy and hold. Situated on a massive 50 x 124.8 ft lot on a quiet, tree-lined street, the home offers endless potential for redevelopment or continued income generation. With a desirable west-facing backyard, you'll enjoy afternoon sun and the long-term value of one of Calgary's most sought-after locations. Inside, the home has been fully updated with modern conveniences, offering both comfort and peace of mind. Renovations include updated windows, furnace, kitchen, and bathrooms - ensuring all the major upgrades are already taken care of. The main floor boasts an inviting open-concept design, blending the living, dining, and kitchen areas seamlessly. With two spacious bedrooms and one full bath, this level offers functional everyday living with bright and airy charm. The lower level is a fully finished, legal basement suite that provides a fantastic income opportunity. Featuring one bedroom, one bathroom, and a thoughtfully designed living space, this suite is ideal for generating rental income, housing extended family, or offsetting mortgage costs. Its legal designation makes it a secure investment with long-term earning potential in today's market. Step outside, for those who appreciate the beauty of a thoughtfully curated garden, this property is nothing short of extraordinary. The yard is a horticultural haven, featuring an abundance of fruit trees and berry bushes including cherry, plum, apple, gooseberry, raspberries, and even a saskatoon berry tree, complemented by a flourishing grape vine. Enhancing the natural charm are ornamental plantings such as a newly planted Bur Oak, an elegant Ivory Silk Lilac, an Amur Apple tree, and a majestic mature weeping birch that

anchors the landscape. With a blend of productivity and beauty, this yard offers both a gardener's dream and a serene outdoor retreat. Whether you're envisioning a new build, expanding your investment portfolio, or simply enjoying the benefits of a turnkey home with income potential, this Rosscarrock property delivers. Located within walking distance to the LRT, shopping, schools, and within minutes to the downtown core, it offers both convenience and growth potential. This is truly a rare opportunity to own a versatile property in a thriving Calgary neighborhood.