



GRASSROOTS
REALTY GROUP

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4010 8 Avenue SW
Calgary, Alberta

MLS # A2224122



\$919,000

Division:	Rosscarrock		
Type:	Residential/House		
Style:	Bungalow		
Size:	864 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Corner Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	M-C1
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Jetted Tub		

Inclusions: Dishwasher, Dryer, Refrigerator, Stove(s), Washer

Outstanding Redevelopment Opportunity & Prime Corner Lot with Approved 4-Plex Plans! This is a rare and exciting investment opportunity on a large 8,320 sq. ft. corner lot, already approved for a 4-unit residential build (BP approved). Zoned M-C1, the property offers endless redevelopment potential in one of Calgary's most sought-after locations. The existing raised bungalow features two separate units, each with private entrances and oversized windows for an abundance of natural light. Options abound: live in one unit and rent the other, rent both for immediate income, or develop the site into a modern multi-family build. Located just a short walk to Westbrook Mall and the LRT station, this property offers unbeatable convenience with shopping, restaurants, schools, and amenities all nearby. Upper unit includes 2 bedrooms, 1 full bathroom, a spacious living room with original hardwood floors, a kitchen with ample cabinetry, and shared laundry access. The bright, illegal basement suite features large windows, 2 bedrooms, 1 full bath, a generous living area, and a spacious kitchen. Other highlights include a double attached garage and the incredible potential of this expansive corner lot. This is truly a money-making opportunity in a location with limitless future value. Properties like this don't come along often—book your showing today!