



**4010 8 Avenue SW**  
**Calgary, Alberta**

**MLS # A2224122**



**\$919,000**

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

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

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

Outstanding Redevelopment Opportunity &ndash; 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&mdash;book your showing today!