



GRASSROOTS
REALTY GROUP

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1141 43 Street SW
Calgary, Alberta

MLS # A2244042



\$998,000

Division:	Rosscarrock		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,329 sq.ft.	Age:	1956 (69 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Corner Lot, Front Yard, See Rem		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: n/a

Located in the highly sought-after community of Rosscarrock, this property is a rare gem offering endless potential. Situated on an extra-large corner lot this property presents an incredible opportunity to build up to four units, or design the dream home you've always imagined! Backing onto a playground and just steps away from top rated schools. Just minutes to downtown, 17th Ave and the trendy Marda Loop district known for it's boutique shopping, dining, and vibrant community feel. It's the perfect location for families and future development alike. Whether your an investor looking to maximize potential or a homeowner with a vision this prime parcel of land is ready to bring your plans to life. Opportunities like this don't come often - secure your piece of Rosscarrock Today !