



**1610 40 Street SW**  
**Calgary, Alberta**

**MLS # A2297012**



**\$749,000**

<b>Division:</b>	Rosscarrock		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	738 sq.ft.	<b>Age:</b>	1951 (75 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** none

**BUILDER / DEVELOPER OPPORTUNITY FIRST:** DP approved for a 3-bedroom, 2-storey semi-detached infill with 2-bedroom secondary legal suites and detached garages, delivering over 2,000 sq ft above grade per side on an affordable inner-city lot in sought-after Rosscarrock. A rare chance to step into a ready-to-build project in a prime location (buyers to verify all approvals, plans, and specifications). For investors or end-users, also offers immediate value with a 2-bedroom main floor plus a 1-bedroom illegal basement suite&mdash;ideal as a mortgage helper. Key updates include a roof replacement (2019) and hot water tank (2024). Unbeatable convenience: minutes walk to public and Catholic schools, Westbrook Mall (Walmart, Safeway, and more), bus routes, Westbrook LRT and 45 Street West LRT for quick access to downtown, University of Calgary, SAIT, Mount Royal University, and the shops and restaurants along 17th Avenue.