



**GRASSROOTS**  
REALTY GROUP

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1443 44 Street  
Calgary, Alberta

MLS # A2187284



**\$859,000**

Division:	Rosscarrock		
Type:	Residential/House		
Style:	4 Level Split		
Size:	998 sq.ft.	Age:	1959 (66 yrs old)
Beds:	3	Baths:	1
Garage:	Additional Parking, Alley Access, Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Dog Run Fenced In, Few Trees, Front Yard,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Crawl Space, Separate/Exterior Entry, Partially Finished, See Remarks	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	RC-2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

Prime investment opportunity. Welcome to Rosscarrock! This 50x122 lot with RC-2 zoning offers endless potential, whether you're looking to build your dream home or move right in. Located in a highly sought-after area, it's just a short walk to the C-Train, parks, shopping, and schools, with the neighbourhood seeing continued growth. The main floor features three generously sized bedrooms and a 4-piece bathroom. The basement includes a large bedroom, laundry area, and a spacious crawl space—ideal for use as a playroom or for extra storage. The open living and dining room has beautiful hardwood flooring, while the large kitchen is equipped with Lino floors and plenty of space for cooking and dining. Additional features include front and back entrances leading to an oversized double detached garage. Currently rented for \$2,300 per month plus utilities, this property offers immediate rental income.