



GRASSROOTS
REALTY GROUP

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2401 40 Street SE
Calgary, Alberta

MLS # A2202406



\$599,900

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,333 sq.ft.	Age:	1959 (66 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

An incredible opportunity for investors, builders, and developers, this rare RC-G zoned CORNER LOT with a back lane spans 50 x 126 feet, offering the potential to develop a 4-plex with legal suites for up to eight units, subject to city approval. Located on a quiet street just a few blocks from schools, the property features a fully fenced oversized lot. The main floor includes two bedrooms, a full bathroom, a large living room, a sitting room, and a bright solarium overlooking the backyard. Basement features a separate entrance, with a kitchen, two bedrooms and bath. A single detached garage and ample street parking add convenience, while the surrounding area continues to grow with new developments along 17 Ave SE. Whether you're looking to build now or hold for future development, this property presents an exceptional chance to live, rent, and invest, with a long-term tenant already in place. Don't miss out on this prime development opportunity with endless potential—act now!