



# 1443 44 Street Calgary Alberta

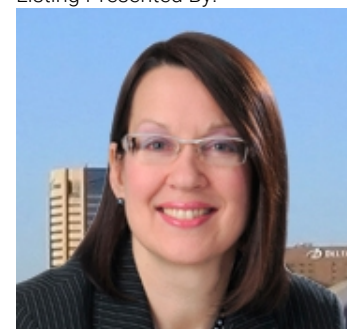
\$875,000

Prime investment opportunity. Welcome to Rossbarrow! 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. (id:6769)

Family room 19.50 Ft x 11.83 Ft  
Laundry room 14.42 Ft x 12.33 Ft  
Storage 20.08 Ft x 11.42 Ft  
Other 15.42 Ft x 8.67 Ft  
Living room 14.08 Ft x 12.17 Ft  
Other 3.08 Ft x 5.58 Ft

Pantry 2.00 Ft x 1.50 Ft  
Bedroom 9.00 Ft x 9.25 Ft  
Primary Bedroom 9.33 Ft x 12.83 Ft  
4pc Bathroom 5.00 Ft x 9.17 Ft  
Bedroom 8.25 Ft x 10.33 Ft

Listing Presented By:



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