



## 1604 43 Street Calgary Alberta

\$799,900

ATTENTION INVESTORS, BUILDERS AND DEVELOPERS. An outstanding opportunity awaits in the thriving inner-city community of Rosscarrock--this 47'.9x 121' R-CG zoned lot offers exceptional potential for redevelopment or as a prime holding property. Positioned on a quiet, tree-lined street, this parcel boasts 541 SQM of build-ready in one of Calgary's most sought-after redevelopment zones. The R-CG zoning permits single-family and two-family dwellings, accessory dwelling units (ADUs), and supports the development of up to four units--each potentially including a legal secondary suite and space for 4 parking stalls all subject to final approval and verification by the City of Calgary Planning and Development Department . Whether you're looking to build immediately or hold for future appreciation, this property combines location, flexibility, and investment upside. The existing charming bungalow features a bright, functional layout with three spacious bedrooms and a full bath on the main level. The illegal basement suite includes a separate entrance, full kitchen, large family room, additional bedroom, full bathroom, and shared laundry--making it ideal for rental income while you plan your next project. A double detached garage adds valuable storage and parking flexibility, while the East-facing backyard provides ample space for outdoor living and entertainment. Located in a prime inner-city location, this property is minutes from downtown Calgary and surrounded by key amenities, including Westhill Shopping center, Edworthy Park, Shaganappi Golf Course, C-Train stations, schools, shopping, parks, and major routes like Bow Trail and Sarcee Trail and more. This is the ideal property for forward-thinking investors ready to build or hold for long-term gains. Call to book a tour! (id:6769)

Recreational, Games room 13.50 Ft x 25.67 Ft

Kitchen 12.25 Ft x 14.75 Ft

Bedroom 13.50 Ft x 10.08 Ft

Laundry room 12.08 Ft x 18.17 Ft

Furnace 9.00 Ft x 6.75 Ft

4pc Bathroom 8.83 Ft x 4.92 Ft

Living room 16.42 Ft x 15.75 Ft

Dining room 12.83 Ft x 8.25 Ft

Kitchen 10.50 Ft x 11.33 Ft

Primary Bedroom 12.83 Ft x 11.25 Ft

Bedroom 10.50 Ft x 9.92 Ft

Bedroom 12.83 Ft x 9.58 Ft

4pc Bathroom 10.50 Ft x 4.92 Ft

Listing Presented By:



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Century 21 Bravo Realty

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