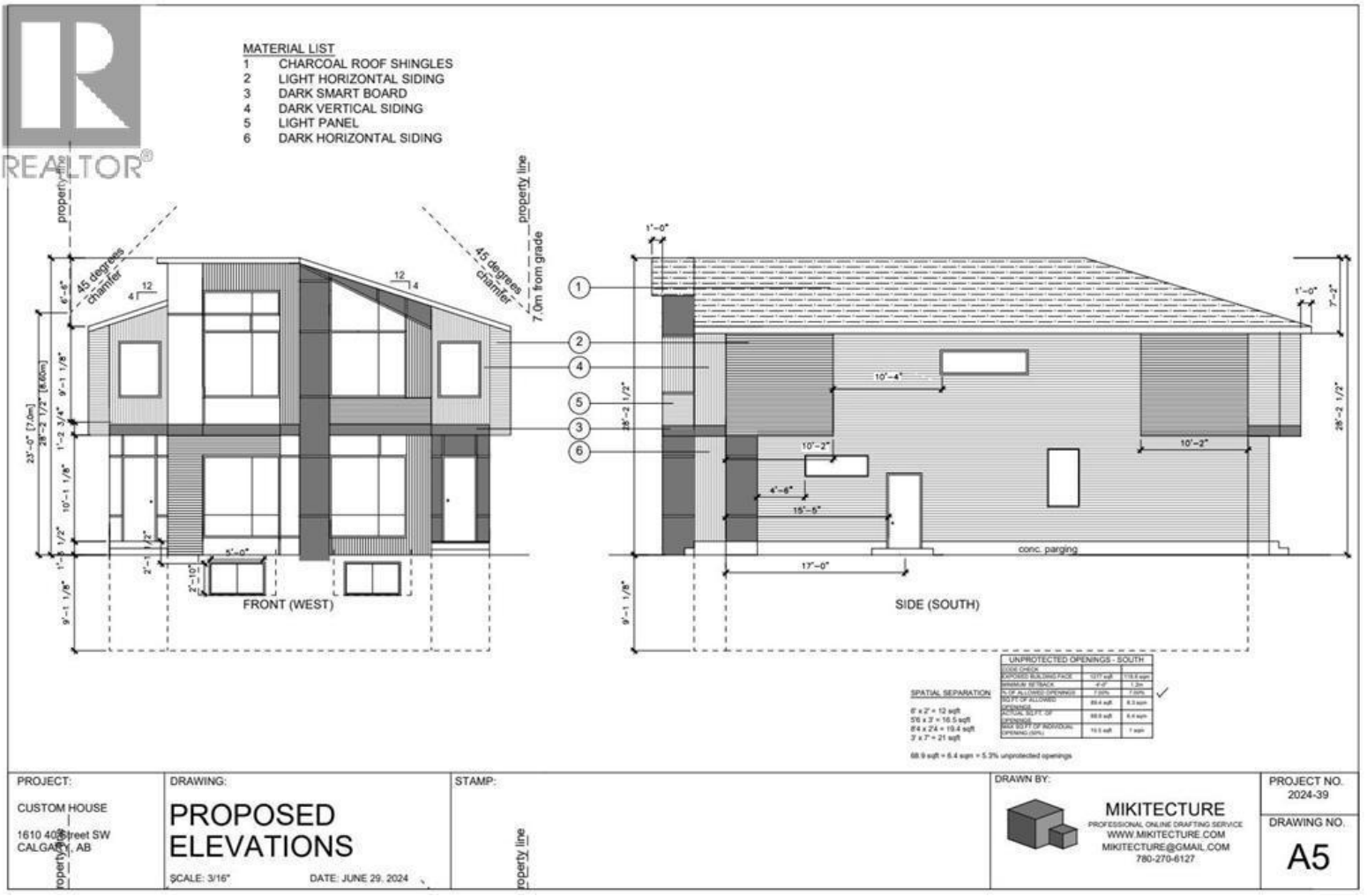


1610 40 Street Calgary Alberta

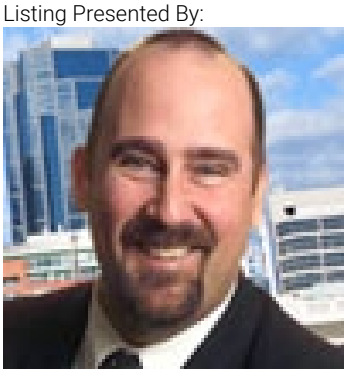
$669,900

PRIME ROSSCARROCK REDEVELOPMENT -- DP-APPROVED & READY TO BUILD! Exceptional opportunity for builders, developers, and investors in one of Calgary's fastest-evolving inner-city communities. Development Permit approved for a striking 2-storey semi-detached infill featuring 3 bedrooms per side, PLUS 2-bedroom legal secondary suites and detached garages -- delivering over 2,000 sq ft above grade per side (subject to City/Municipality approvals and permitting). Skip years of planning and step directly into a shovel-ready project on an affordable inner-city lot.HOLD NOW, BUILD LATER: The existing home generates immediate income with a 2-bedroom main floor and a 1-bedroom basement suite (illegal) -- a perfect mortgage helper while you finalize your build plans. Recent updates include roof (2019) and hot water tank (2024).UNBEATABLE LOCATION: Walk to public and Catholic schools, Westbrook Mall (Walmart, Safeway & more), and transit including Westbrook LRT and 45 Street LRT -- putting downtown, University of Calgary, SAIT, Mount Royal University, and the vibrant 17th Avenue shops and restaurants just minutes away. Opportunities like this -- location, approvals, and holding income in one package -- don't come often. (id:6769)

Living room 10.83 Ft x 11.58 Ft
Bedroom 7.92 Ft x 17.50 Ft
4pc Bathroom 8.08 Ft x 4.92 Ft
Kitchen 8.17 Ft x 8.25 Ft
Laundry room 11.33 Ft x 8.58 Ft

Living room 12.00 Ft x 16.00 Ft
Bedroom 10.83 Ft x 8.75 Ft
4pc Bathroom 7.58 Ft x 4.92 Ft
Primary Bedroom 10.83 Ft x 10.67 Ft
Eat in kitchen 11.92 Ft x 9.58 Ft

Listing Presented By:



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