

\$919,000 - 4010 8 Avenue Sw, Calgary

MLS® #A2224122

\$919,000

4 Bedroom, 2.00 Bathroom, 864 sqft

Single Family on 0.19 Acres

Rosscarrock, Calgary, Alberta

Outstanding Redevelopment Opportunity â€“
Prime Corner Lot with Approved 4-Plex
Plans! This is a rare and exciting investment
opportunity on a large 8,320 sq. ft. corner lot,
already approved for a 4-unit residential build
(BP approved). Zoned M-C1, the property
offers endless redevelopment potential in one
of Calgaryâ€™s most sought-after
locations. The existing raised bungalow
features two separate units, each with private
entrances and oversized windows for an
abundance of natural light. Options abound:
live in one unit and rent the other, rent both for
immediate income, or develop the site into a
modern multi-family build. Located just a short
walk to Westbrook Mall and the LRT station,
this property offers unbeatable convenience
with shopping, restaurants, schools, and
amenities all nearby. Upper unit includes 2
bedrooms, 1 full bathroom, a spacious living
room with original hardwood floors, a kitchen
with ample cabinetry, and shared laundry
access. The bright, illegal basement suite
features large windows, 2 bedrooms, 1 full
bath, a generous living area, and a spacious
kitchen. Other highlights include a double
attached garage and the incredible potential of
this expansive corner lot. This is truly a
money-making opportunity in a location with
limitless future value. Properties like this
donâ€™t come along oftenâ€”book your
showing today! (id:6289)

Built in 1958



Essential Information

Listing #	A2224122
Price	\$919,000
Bedrooms	4
Bathrooms	2.00
Square Footage	864
Acres	0.19
Year Built	1958
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	4010 8 Avenue Sw
Subdivision	Rosscarrock
City	Calgary
Province	Alberta
Postal Code	T3C0G3

Amenities

Amenities	Shopping
Parking Spaces	4
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Washer & Dryer
Heating	Natural gas Central heating
Cooling	None
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Stucco
Foundation	Poured Concrete, Wood

Listing Details

Listing Office	Homecare Realty Ltd.
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