# \$799,900 - 1604 43 Street Sw, Calgary

MLS® #A2225084

#### \$799,900

4 Bedroom, 2.00 Bathroom, 1,115 sqft Residential on 0.13 Acres

Rosscarrock, Calgary, Alberta

ATTENTION INVESTORS, BUILDERS AND DEVELOPERS. An outstanding opportunity awaits in the thriving inner-city community of Rosscarrockâ€"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 unitsâ€"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 laundryâ€"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 Shoppinig 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!

#### Built in 1958

#### **Essential Information**

MLS® # A2225084 Price \$799,900

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,115 Acres 0.13 Year Built 1958

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

## **Community Information**

Address 1604 43 Street Sw

Subdivision Rosscarrock

City Calgary
County Calgary
Province Alberta
Postal Code T3C 2A4

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached, Off Street

# of Garages 2

#### Interior

Interior Features See Remarks, Separate Entrance, Storage

Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Cul-De-Sac, Front Yard, Rectangular Lot, Treed

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed May 30th, 2025

Days on Market 18

Zoning R-CG

## **Listing Details**

Listing Office Century 21 Bravo Realty

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