

1141 43 Street SW
Calgary, Alberta

MLS # A2244042



\$998,000

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|------------------|--|---------------|-------------------|
| Division: | Rosscarrock | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,329 sq.ft. | Age: | 1956 (69 yrs old) |
| Beds: | 3 | Baths: | 3 |
| Garage: | Double Garage Detached, Off Street | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Lane, Backs on to Park/Green Space, Corner Lot, Front Yard, See Rem | | |

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|--------------------|---------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Mixed, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home | | |

Inclusions: n/a

Located in the highly sought-after community of Rosscarrock, this property is a rare gem offering endless potential. Situated on an extra-large corner lot this property presents an incredible opportunity to build up to four units, or design the dream home you've always imagined! Backing onto a playground and just steps away from top rated schools. Just minutes to downtown, 17th Ave and the trendy Marda Loop district known for it's boutique shopping, dining, and vibrant community feel. It's the perfect location for families and future development alike. Whether your an investor looking to maximize potential or a homeowner with a vision this prime parcel of land is ready to bring your plans to life. Opportunities like this don't come often - secure your piece of Rosscarrock Today !