

# \$799,000 - 940 43 Street Sw, Calgary

MLS® #A2235939

**\$799,000**

4 Bedroom, 2.00 Bathroom, 941 sqft

Residential on 0.13 Acres

Rosscarrock, Calgary, Alberta

LEGAL SUITE | TRIPLE GARAGE |  
INNER-CITY LOT WITH REDEVELOPMENT  
POTENTIAL

Welcome to the one you've been waiting for! This well-maintained and recently updated bungalow is nestled on a quiet, tree-lined street in the heart of Rosscarrock—a rare opportunity offering exceptional value and potential.

Sitting on a 125' deep RCG lot, this property features a massive 30' x 25' TRIPLE GARAGE with 220V power—perfect for car enthusiasts, contractors, or anyone needing serious storage space. There's also RV parking and a beautifully landscaped backyard with a concrete patio, raised planters, perennials, mature trees, and a storage shed—ideal for relaxing or entertaining in your own private space.

Inside, the home offers a fully legalized basement suite, making it ideal for homeowners looking to offset their mortgage or for savvy investors seeking strong rental income in Calgary's hot market. Even more appealing, is this RCG lot presents future development potential under the City of Calgary's new housing strategy—a smart opportunity for those considering multi-unit redevelopment, subject to city approval.

The main floor features a beautifully updated kitchen, tile backsplash, new appliances, and improved flow into the living room—perfect for entertaining. You'll also find hardwood floors, fresh paint throughout, a newly



renovated 4-piece bathroom, and three spacious bedrooms.

The legal basement suite includes a separate entrance, a full kitchen and large family room, a spacious bedroom, another 4-piece bathroom, and its own dedicated laundryâ€”ideal for tenants, in-laws, or extended family. The thoughtful layout ensures excellent separation between the suites, enhancing both comfort and privacy.

This home comes with a long list of significant upgrades, including a brand-new sewer line, newer vinyl windows, furnace, hot water tank, electrical panel, and updated exterior siding and stoneworkâ€”providing peace of mind for years to come.

Built in 1958

### Essential Information

MLS® #	A2235939
Price	\$799,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	941
Acres	0.13
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	940 43 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1Z7

## Amenities

Parking Spaces	4
Parking	Parking Pad, Triple Garage Detached
# of Garages	3

## Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks, Separate Entrance
Appliances	Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other, Private Entrance
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Private
Roof	Asphalt
Construction	Stone, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 1st, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	Real Estate Professionals Inc.
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