

\$725,000 - 936 40 Street Sw, Calgary

MLS® #A2269306

\$725,000

4 Bedroom, 2.00 Bathroom, 890 sqft

Residential on 0.14 Acres

Rosscarrock, Calgary, Alberta

Attention investors and developers, secure your future in one of Calgary's most rapidly evolving inner city communities, perfectly situated on a premium 6253 sq ft lot, close to transit and all amenities. This oversized lot boasts an R-CG zoning, making it a great fit for future multi family redevelopment, or large detached/semi detached build subject to city approval. This property currently functions as a revenue generating investment, offering immediate holding income to help offset development costs while plans are finalized or a fantastic investment property to buy and hold for the long term. The current setup is ideal for dual occupancy, featuring separate front entrances leading to the main level and another to the illegal lower suite. Both the upper and lower units are well configured, each providing two comfortable bedrooms, a spacious four piece bathroom, an open living room, and functional kitchen, with shared laundry facilities conveniently located between the two levels. The home offers separate electric meters, and a thermostat controlled gas fireplace in the basement making both levels comfortable and the management of tenants utilities simple.

Heading outside this home offers a large private yard with a single detached garage, currently being rented month to month, and loads of parking due to the front driveway in addition to parking off the back lane access. This fantastic location in the mature



community of Rosscarrock is unbeatable for commuters, offering quick access to downtown, LRT station, Bow Trail, and the nearby Westbrook Mall. The blend of revenue generation, high development potential, and prime inner city access makes this property adaptable to many different configurations. Call today for your private showing!

Built in 1958

Essential Information

MLS® #	A2269306
Price	\$725,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	890
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	936 40 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1W3

Amenities

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Laminate Counters, Separate Entrance
Appliances	Electric Stove, Freezer, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Basement
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Level, Rectangular Lot
Roof	Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	Boutique Real Estate Group Inc.
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.