



THE
A-TEAM

**RE/MAX
FIRST**

1443 44 Street, Calgary T3C2A7

MLS® #: **A2187284**

Area: **Rosscarrock**

Listing Date: **03/05/25**

List Price: **\$875,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1959**
Lot Information
Lot Sz Ar: **6,092 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **998**
Low Sqft:
Ttl Sqft: **998**

DOM

9
Layout
Beds: **3 (3)**
Baths: **1.0 (1 0)**
Style: **4 Level Split**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Dog Run Fenced In,Few Trees,Front Yard,Interior Lot**
Park Feat: **Additional Parking,Alley Access,Double Garage Detached**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stucco,Wood Frame,Wood Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **See Remarks**
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|---------------------------------|-----------------|-----------------------|
| Kitchen With Eating Area | Main | 15`5" x 8`8" |
| Entrance | Main | 3`1" x 5`7" |
| Bedroom | Upper | 9`0" x 9`3" |
| 4pc Bathroom | Upper | 5`0" x 9`2" |
| Family Room | Basement | 19`6" x 11`10" |

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|-----------------|----------------------|
| Living Room | Main | 14`1" x 12`2" |
| Pantry | Main | 2`0" x 1`6" |
| Bedroom - Primary | Upper | 9`4" x 12`10" |
| Bedroom | Upper | 8`3" x 10`4" |
| Laundry | Basement | 14`5" x 12`4" |

| | | | |
|--|---|------------------------|---------------------|
| Storage | Basement | 20`1" x 11`5" | Legal/Tax/Financial |
| Title: Fee Simple Legal Desc: | | Zoning: RC-2 | |
| | 3200HQ | | Remarks |
| Pub Rmks: | Prime investment opportunity. Welcome to Rosscarrock! This 50x122 lot with RC-2 zoning offers endless potential, whether you're looking to build your dream home or move right in. Located in a highly sought-after area, it's just a short walk to the C-Train, parks, shopping, and schools, with the neighbourhood seeing continued growth. The main floor features three generously sized bedrooms and a 4-piece bathroom. The basement includes a large bedroom, laundry area, and a spacious crawl space—ideal for use as a playroom or for extra storage. The open living and dining room has beautiful hardwood flooring, while the large kitchen is equipped with Lino floors and plenty of space for cooking and dining. Additional features include front and back entrances leading to an oversized double detached garage. Currently rented for \$2,300 per month plus utilities, this property offers immediate rental income. | | |
| Inclusions: Property Listed By: | none URBAN-REALTY.ca | | |

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123