

# \$859,000 - 1443 44 Street, Calgary

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MLS® #A2187284

**\$859,000**

3 Bedroom, 1.00 Bathroom, 998 sqft

Residential on 0.14 Acres

Rosscarrock, Calgary, Alberta

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.

Built in 1959

## Essential Information

MLS® #	A2187284
Price	\$859,000
Bedrooms	3
Bathrooms	1.00



Full Baths	1
Square Footage	998
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	1443 44 Street
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C2A7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Additional Parking, Alley Access
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space, Exterior Entry, Partially Finished, See Remarks

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Dog Run Fenced In, Few Trees, Front Yard, Interior Lot, Back Lane
Roof	Tar/Gravel
Construction	Wood Frame, Stucco, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	102
Zoning	RC-2

## **Listing Details**

Listing Office	URBAN-REALTY.ca
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