\$919,000 - 4010 8 Avenue Sw, Calgary

MLS® #A2224122

\$919,000

4 Bedroom, 2.00 Bathroom, 864 sqft Residential on 0.19 Acres

Rosscarrock, Calgary, Alberta

Outstanding Redevelopment Opportunity – Prime Corner Lot with Approved 4-Plex Plans!

This is a rare and exciting investment opportunity on a large 8,320 sq. ft. corner lot, already approved for a 4-unit residential build (BP approved). Zoned M-C1, the property offers endless redevelopment potential in one of Calgary's most sought-after locations.

The existing raised bungalow features two separate units, each with private entrances and oversized windows for an abundance of natural light. Options abound: live in one unit and rent the other, rent both for immediate income, or develop the site into a modern multi-family build.

Located just a short walk to Westbrook Mall and the LRT station, this property offers unbeatable convenience with shopping, restaurants, schools, and amenities all nearby.

Upper unit includes 2 bedrooms, 1 full bathroom, a spacious living room with original hardwood floors, a kitchen with ample cabinetry, and shared laundry access. The bright, illegal basement suite features large windows, 2 bedrooms, 1 full bath, a generous living area, and a spacious kitchen.

Other highlights include a double attached garage and the incredible potential of this expansive corner lot.







This is truly a money-making opportunity in a location with limitless future value. Properties like this don't come along oftenâ€"book your showing today!

Built in 1958

Essential Information

MLS® # A2224122 Price \$919,000

Bedrooms 4
Bathrooms 2.00
Full Baths 2
Square Footage 864
Acres 0.19

Year Built 1958

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 4010 8 Avenue Sw

Subdivision Rosscarrock

City Calgary
County Calgary
Province Alberta
Postal Code T3C 0G3

Amenities

Parking Spaces 4

Parking Single Garage Attached

of Garages 1

Interior

Appliances Dishwasher, Washer/Dryer

Heating Central, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard Lot Description Corner Lot

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete, Wood

Additional Information

Date Listed May 23rd, 2025

Days on Market 159
Zoning M-C1

Listing Details

Listing Office Homecare Realty Ltd.

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