

# \$799,900 - 1604 43 Street Sw, Calgary

MLS® #A2225084

**\$799,900**

4 Bedroom, 2.00 Bathroom, 1,115 sqft

Residential on 0.13 Acres

Rosscarrock, Calgary, Alberta

ATTENTION INVESTORS, BUILDERS AND DEVELOPERS. An outstanding opportunity awaits in the thriving inner-city community of Rosscarrock—this 47'.9x 121' R-CG zoned lot offers exceptional potential for redevelopment or as a prime holding property. Positioned on a quiet, tree-lined street, this parcel boasts 541 SQM of build-ready in one of Calgary's most sought-after redevelopment zones. The R-CG zoning permits single-family and two-family dwellings, accessory dwelling units (ADUs), and supports the development of up to four units—each potentially including a legal secondary suite and space for 4 parking stalls all subject to final approval and verification by the City of Calgary Planning and Development Department. Whether you're looking to build immediately or hold for future appreciation, this property combines location, flexibility, and investment upside. The existing charming bungalow features a bright, functional layout with three spacious bedrooms and a full bath on the main level. The illegal basement suite includes a separate entrance, full kitchen, large family room, additional bedroom, full bathroom, and shared laundry—making it ideal for rental income while you plan your next project. A double detached garage adds valuable storage and parking flexibility, while the East-facing backyard provides ample space for outdoor living and entertainment. Located in a prime inner-city location, this property is minutes from downtown Calgary



and surrounded by key amenities, including Westhill Shopping center, Edworthy Park, Shaganappi Golf Course, C-Train stations, schools, shopping, parks, and major routes like Bow Trail and Sarcee Trail and more. This is the ideal property for forward-thinking investors ready to build or hold for long-term gains. Call to book a tour!

Built in 1958

### Essential Information

MLS® #	A2225084
Price	\$799,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,115
Acres	0.13
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1604 43 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2A4

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Off Street
# of Garages	2

### Interior

Interior Features	See Remarks, Separate Entrance, Storage
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 30th, 2025
Days on Market	9
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

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.