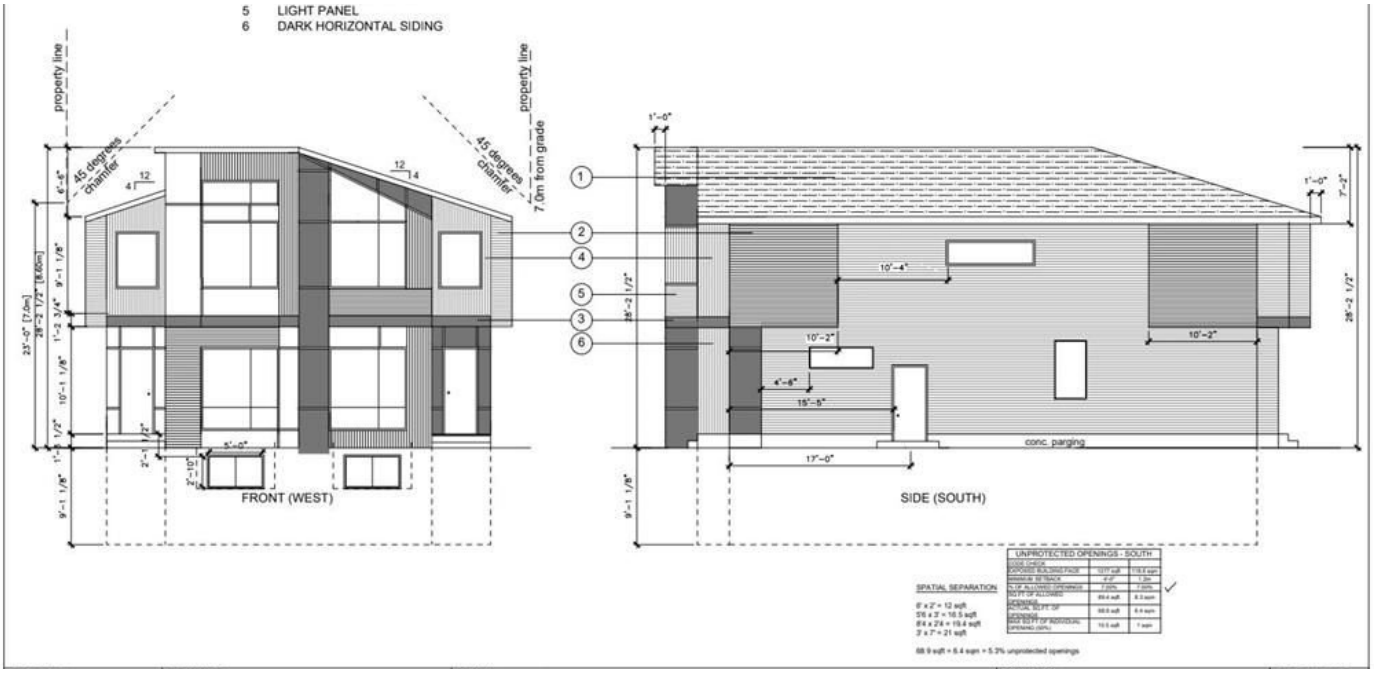
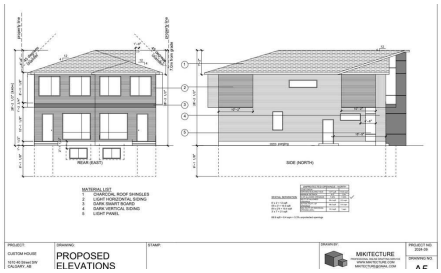
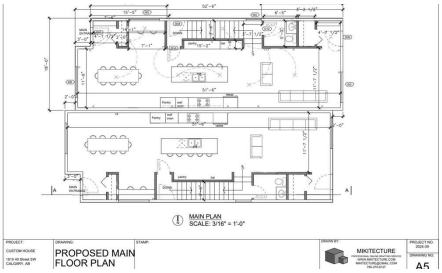
1610 40 Street SW

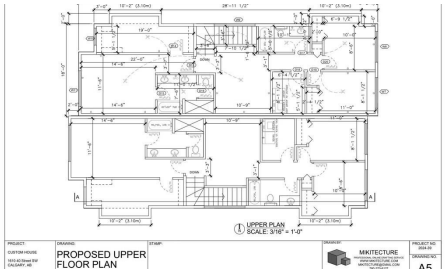
Calgary | Active | MLS® A2335944

$669,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1951**	**738.3 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

PRIME ROSSCARROCK REDEVELOPMENT - DP-APPROVED & READY TO BUILD! Exceptional opportunity for builders, developers, and investors in one of Calgary's fastest-evolving inner-city communities. Development Permit approved for a striking 2-storey semi-detached infill featuring 3 bedrooms per side, PLUS 2-bedroom legal secondary suites and detached garages - delivering over 2,000 sq ft above grade per side (subject to City/Municipality approvals and permitting). Skip years of planning and step directly into a shovel-ready project on an affordable inner-city lot.

HOLD NOW, BUILD LATER: The existing home generates immediate income with a 2-bedroom main floor and a 1-bedroom basement suite (illegal) - a perfect mortgage helper while you finalize your build plans. Recent updates include roof (2019) and hot water tank (2024).

UNBEATABLE LOCATION: Walk to public and Catholic schools, Westbrook Mall (Walmart, Safeway & more), and transit including Westbrook LRT and 45 Street LRT - putting downtown, University of Calgary, SAIT, Mount Royal University, and the vibrant 17th Avenue shops and restaurants just minutes away. Opportunities like this - location, approvals, and holding income in one package - don't come often.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2335944
Bedrooms	3
Bathrooms	2
Year Built	1951
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	1
Home Style:	Bungalow

Total Living Area:	738.3 sq. ft.
Acreage:	No
Lot Area:	5,382 sq. ft.
Lot Frontage:	44'2¾"
Front Exposure:	West
Levels:	One
Total Rooms Above Grade:	4
Year built:	1951 (Age: 75)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	7544HK
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Hardwood, Linoleum
Cooling:	None
Fireplaces:	0

Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement
City Quadrant:	Southwest
Community:	Rosscarrock
Appliances:	Refrigerator, Stove(s), Washer/Dryer
Inclusions:	None
Restrictions:	None Known
Main Floor	Living Room · 16' × 12' ·
Main Floor	Bedroom · 10'10" × 8'9" ·
Main Floor	Bedroom - Primary · 10'10" × 10'8" ·
Main Floor	Eat in Kitchen · 11'11" × 9'7" ·
Basement	Living Room · 11'7" × 10'10" ·
Basement	Bedroom · 17'6" × 7'11" ·
Basement	Kitchen · 8'3" × 8'2" ·
Basement	Laundry · 11'4" × 8'7" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	Other
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, Rectangular Lot

Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-CG
Listed Date:	Aug 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1610-40-street-sw-calgary-a2335944/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.