# 4010 8 Avenue SW

Calgary | Active | MLS® A2224122

**$850,000**













| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **4** | **2** | **1958** | **864 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by Homecare Realty Ltd.

# A closer look

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 often-book your showing today!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2224122 |
| **Bedrooms** | 4 |
| **Bathrooms** | 2 |
| **Year Built** | 1958 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Detached |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |

| | |
|---|---|
| **Suite:** | Yes |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 1 |
| **Home Style:** | Bungalow |
| **Total Living Area:** | 864 sq. ft. |
| **Acreage:** | No |
| **Lot Area:** | 8,320 sq. ft. |
| **Lot Frontage:** | 193'7" |
| **Front Exposure:** | South |
| **Levels:** | One |
| **Total Rooms Above Grade:** | 2 |
| **Year built:** | 1958 (Age: 68) |
| **Bedrooms:** | 4 (Above Grd: 2) |
| **Bedrooms Above Grade:** | 2 |
| **Bedrooms On Main:** | 2 |
| **Bedrooms Below Grade:** | 2 |
| **Bathrooms:** | 2.0 (Full:2, Half:0) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 1362S |
| **Heating:** | Central, Natural Gas |
| **Basement:** | Full, Finished |
| **Foundation:** | Poured Concrete, Wood |
| **New Constr.:** | No |
| **Construction Material:** | Stucco |
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |

| | |
|---|---|
| **Ensuite:** | No |
| **Flooring:** | Hardwood |
| **Cooling:** | None |
| **Fireplaces:** | 0 |
| **Garage:** | Yes |
| **Garage Spaces:** | 1 |
| **Parking:** | Single Garage Attached |
| **Parking Places:** | 4 |
| **Parking Total/Covered:** | 4 / - |
| **Laundry Features:** | Common Area |
| **City Quadrant:** | Southwest |
| **Community:** | Rosscarrock |
| **Appliances:** | Dishwasher, Washer/Dryer |
| **Inclusions:** | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| **Restrictions:** | None Known |
| **Main Floor** | Bedroom · 36'1" × 29'6" · |
| **Main Floor** | Bedroom - Primary · 39'4" × 29'6" · |
| **Basement** | Bedroom · 32'10" × 26'3" · |
| **Basement** | Bedroom · 32'10" × 29'6" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Shopping Nearby |
| **Interior Features:** | Jetted Tub |
| **Exterior Features:** | Private Yard |
| **Patio And Porch Features:** | None |
| **Lot Features:** | Corner Lot |
| **Num. of Parcels:** | 0 |

| | |
|---|---|
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone W |
| **Zoning:** | M-C1 |
| **Listed Date:** | May 23, 2025 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4010-8-avenue-sw-calgary-a2224122/

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

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