

# \$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        | Additional Parking, Double Garage Detached, 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 Lane, Back Yard, City Lot, Few Trees, Front Yard, Dog Run Fenced In, Interior Lot |
| Roof              | Tar/Gravel                                                                             |
| Construction      | Stucco, Wood Frame, Wood Siding                                                        |
| Foundation        | Poured Concrete                                                                        |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2025 |
| Days on Market | 71              |
| Zoning         | RC-2            |

## **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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