

1444 40 Street SW
Calgary, Alberta

MLS # A2303492



\$759,900

Division:	Rosscarrock		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,846 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Dog Run Fenced In, Lawn, Level, Rectangul		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Solar Tube(s), Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Projector, screen & Amplifier for back deck, 4 wall mounted Black Speakers, ceiling Speakers, TV wall mount in Basement

PRIME SOUTH WEST INNER-CITY OPPORTUNITY Welcome to this well-maintained semi-detached home offering over 1,840 sq ft above grade and 2,600+ sq ft of total developed living space a desirable inner city west community close to all AMENITIES. Featuring 3 bedrooms up + 1 down and multiple living areas, this property is ideal for families, investors, or those seeking inner-city convenience with a DOUBLE GARAGE and even a FENCED yard. The main floor offers 9’ ceilings, a bright and functional layout, and a cozy gas fireplace. The kitchen features ample cabinetry and flows seamlessly into the dining and living areas, perfect for everyday living and entertaining. Upstairs, all bedrooms include walk-in closets, with a spacious primary retreat showcasing a 5-piece ensuite. Additional highlights include: NEW FURNACE & HOT WATER TANK, wired-in sound throughout, skylight, projector and screen setup, HRV system, and central vacuum. The fully DEVELOPED basement provides additional living space, a bedroom, and bathroom flexibility. Outside, enjoy a private fenced yard, rear deck with projector setup and gas FIREPLACE, and a double detached garage. Ideally located just minutes to downtown, with quick access to shopping, schools, transit, and major routes. A solid inner-city property with excellent potential, adjacent to a corner lot, and offering flexible possession.