

\$774,900 - 1125 40 Street Sw, Calgary

MLS® #A2256595

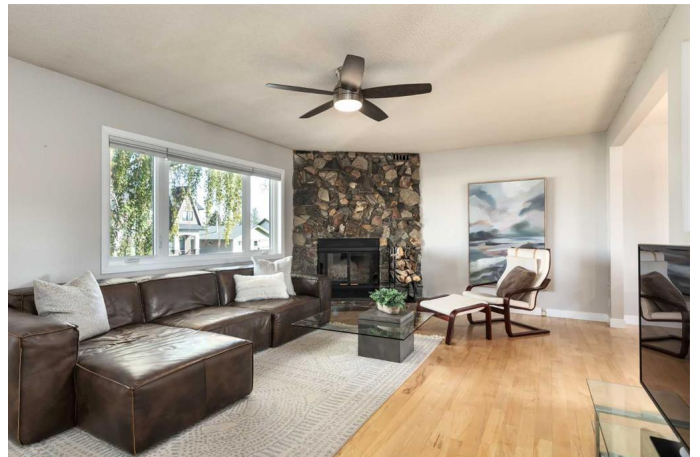
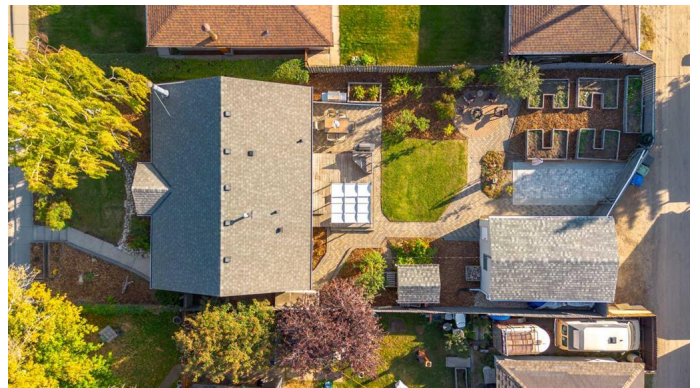
\$774,900

3 Bedroom, 2.00 Bathroom, 1,097 sqft
Residential on 0.14 Acres

Rosscarrock, Calgary, Alberta

Welcome to the vibrant inner-city community of Rosscarrock, where opportunity meets lifestyle. This property is the perfect investment for builders, savvy investors, or those looking to buy and hold. Situated on a massive 50 x 124.8 ft lot on a quiet, tree-lined street, the home offers endless potential for redevelopment or continued income generation. With a desirable west-facing backyard, you'll enjoy afternoon sun and the long-term value of one of Calgary's most sought-after locations.

Inside, the home has been fully updated with modern conveniences, offering both comfort and peace of mind. Renovations include updated windows, furnace, kitchen, and bathrooms - ensuring all the major upgrades are already taken care of. The main floor boasts an inviting open-concept design, blending the living, dining, and kitchen areas seamlessly. With two spacious bedrooms and one full bath, this level offers functional everyday living with bright and airy charm. The lower level is a fully finished, legal basement suite that provides a fantastic income opportunity. Featuring one bedroom, one bathroom, and a thoughtfully designed living space, this suite is ideal for generating rental income, housing extended family, or offsetting mortgage costs. Its legal designation makes it a secure investment with long-term earning potential in today's market. Step outside, for those who appreciate the beauty of a thoughtfully curated garden, this



property is nothing short of extraordinary. The yard is a horticultural haven, featuring an abundance of fruit trees and berry bushes including cherry, plum, apple, gooseberry, raspberries, and even a saskatoon berry tree, complemented by a flourishing grape vine. Enhancing the natural charm are ornamental plantings such as a newly planted Bur Oak, an elegant Ivory Silk Lilac, an Amur Apple tree, and a majestic mature weeping birch that anchors the landscape. With a blend of productivity and beauty, this yard offers both a gardener’s dream and a serene outdoor retreat.

Whether you’re envisioning a new build, expanding your investment portfolio, or simply enjoying the benefits of a turnkey home with income potential, this Rosscarrock property delivers. Located within walking distance to the LRT, shopping, schools, and within minutes to the downtown core, it offers both convenience and growth potential. This is truly a rare opportunity to own a versatile property in a thriving Calgary neighborhood.

Built in 1959

Essential Information

MLS® #	A2256595
Price	\$774,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,097
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1125 40 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1W6

Amenities

Parking Spaces	2
Parking	Parking Pad, RV Access/Parking, Single Garage Detached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Wood Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

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 MLS® , Multiple Listing Service® 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.