

# \$799,000 - 940 43 Street Sw, Calgary

MLS® #A2235939

**\$799,000**

4 Bedroom, 2.00 Bathroom, 941 sqft

Residential on 0.13 Acres

Rosscarrock, Calgary, Alberta

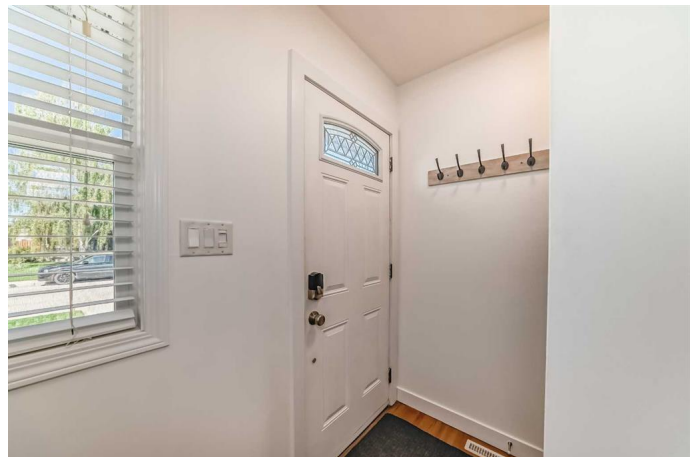
**LEGAL SUITE | TRIPLE GARAGE |  
INNER-CITY LOT WITH REDEVELOPMENT  
POTENTIAL**

Welcome to the one youâ€™ve been waiting for! This well-maintained and recently updated bungalow is nestled on a quiet, tree-lined street in the heart of Rosscarrockâ€”a rare opportunity offering exceptional value and potential.

Sitting on a 125â€™ deep RCG lot, this property features a massive 30' x 25' TRIPLE GARAGE with 220V powerâ€”perfect for car enthusiasts, contractors, or anyone needing serious storage space. Thereâ€™s also RV parking and a beautifully landscaped backyard with a concrete patio, raised planters, perennials, mature trees, and a storage shedâ€”ideal for relaxing or entertaining in your own private space.

Inside, the home offers a fully legalized basement suite, making it ideal for homeowners looking to offset their mortgage or for savvy investors seeking strong rental income in Calgaryâ€™s hot market. Even more appealing, is this RCG lot presents future development potential under the City of Calgaryâ€™s new housing strategyâ€”a smart opportunity for those considering multi-unit redevelopment, subject to city approval.

The main floor features a beautifully updated kitchen, tile backsplash, new appliances, and improved flow into the living roomâ€”perfect for entertaining. Youâ€™ll also find hardwood floors, fresh paint throughout, a newly



renovated 4-piece bathroom, and three spacious bedrooms.

The legal basement suite includes a separate entrance, a full kitchen and large family room, a spacious bedroom, another 4-piece bathroom, and its own dedicated laundryâ€”ideal for tenants, in-laws, or extended family. The thoughtful layout ensures excellent separation between the suites, enhancing both comfort and privacy.

This home comes with a long list of significant upgrades, including a brand-new sewer line, newer vinyl windows, furnace, hot water tank, electrical panel, and updated exterior siding and stoneworkâ€”providing peace of mind for years to come.

Built in 1958

**Essential Information**

MLS® #	A2235939
Price	\$799,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	941
Acres	0.13
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	940 43 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1Z7

## Amenities

Parking Spaces	4
Parking	Parking Pad, Triple Garage Detached
# of Garages	3

## Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks, Separate Entrance
Appliances	Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other, Private Entrance
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Private
Roof	Asphalt
Construction	Stone, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 1st, 2025
Days on Market	5
Zoning	R-CG

## Listing Details

Listing Office	Real Estate Professionals Inc.
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