

\$998,000 - 1141 43 Street Sw, Calgary

MLS® #A2244042

\$998,000

3 Bedroom, 3.00 Bathroom, 1,329 sqft

Residential on 0.15 Acres

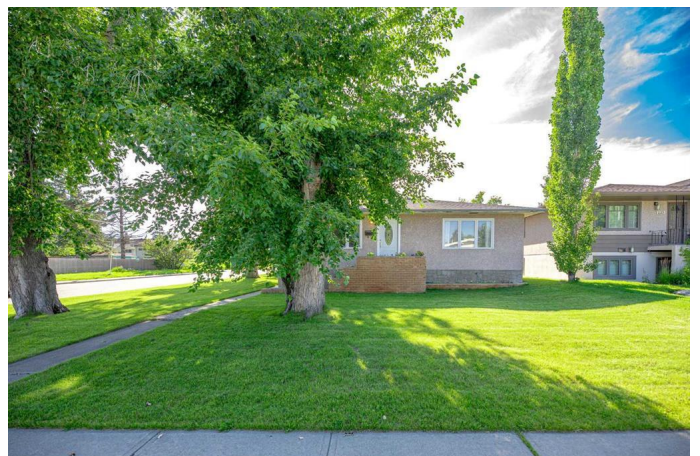
Rosscarrock, Calgary, Alberta

Located in the highly sought-after community of Rosscarrock, this property is a rare gem offering endless potential. Situated on an extra-large corner lot this property presents an incredible opportunity to build up to four units, or design the dream home you've always imagined! Backing onto a playground and just steps away from top rated schools. Just minutes to downtown, 17th Ave and the trendy Marda Loop district known for it's boutique shopping, dining, and vibrant community feel. It's the perfect location for families and future development alike. Whether your an investor looking to maximize potential or a homeowner with a vision this prime parcel of land is ready to bring your plans to life. Opportunities like this don't come often - secure your piece of Rosscarrock Today !

Built in 1956

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2244042 |
| Price | \$998,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,329 |
| Acres | 0.15 |
| Year Built | 1956 |
| Type | Residential |



| | |
|----------|----------|
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 1141 43 Street Sw |
| Subdivision | Rosscarrock |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3C 2A1 |

Amenities

| | |
|----------------|------------------------------------|
| Parking Spaces | 6 |
| Parking | Double Garage Detached, Off Street |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home |
| Appliances | Dishwasher, Electric Range, Refrigerator |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Garden, Playground, Private Yard, Storage |
| Lot Description | Back Lane, Backs on to Park/Green Space, Corner Lot, Front Yard, See Remarks |
| Roof | Asphalt Shingle |
| Construction | Mixed, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | August 1st, 2025 |
| Days on Market | 1 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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