

# \$919,000 - 4010 8 Avenue Sw, Calgary

MLS® #A2224122

**\$919,000**

4 Bedroom, 2.00 Bathroom, 864 sqft

Residential on 0.19 Acres

Rosscarrock, Calgary, Alberta

Outstanding Redevelopment Opportunity â€“  
Prime Corner Lot with Approved 4-Plex Plans!

This is a rare and exciting investment opportunity on a large 8,320 sq. ft. corner lot, already approved for a 4-unit residential build (BP approved). Zoned M-C1, the property offers endless redevelopment potential in one of Calgaryâ€™s most sought-after locations.

The existing raised bungalow features two separate units, each with private entrances and oversized windows for an abundance of natural light. Options abound: live in one unit and rent the other, rent both for immediate income, or develop the site into a modern multi-family build.

Located just a short walk to Westbrook Mall and the LRT station, this property offers unbeatable convenience with shopping, restaurants, schools, and amenities all nearby.

Upper unit includes 2 bedrooms, 1 full bathroom, a spacious living room with original hardwood floors, a kitchen with ample cabinetry, and shared laundry access. The bright, illegal basement suite features large windows, 2 bedrooms, 1 full bath, a generous living area, and a spacious kitchen.

Other highlights include a double attached garage and the incredible potential of this expansive corner lot.



This is truly a money-making opportunity in a location with limitless future value. Properties like this don't come along often—book your showing today!

Built in 1958

### Essential Information

MLS® #	A2224122
Price	\$919,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	864
Acres	0.19
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4010 8 Avenue Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0G3

### Amenities

Parking Spaces	4
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Jetted Tub
Appliances	Dishwasher, Washer/Dryer
Heating	Central, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete, Wood

## Additional Information

Date Listed	May 23rd, 2025
Days on Market	91
Zoning	M-C1

## Listing Details

Listing Office	Homecare Realty Ltd.
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