

# \$625,000 - 945 40 Street Sw, Calgary

MLS® #A2227056

## \$625,000

4 Bedroom, 2.00 Bathroom, 1,080 sqft  
Residential on 0.11 Acres

Rosscarrock, Calgary, Alberta

Welcome to 945 40 Street SWâ€”Inner-City Charm with Huge Potential! Lowest priced detached home in this area!

Discover this delightful, character-filled bungalow nestled in the vibrant and established community of Rosscarrock. With just under 1,100 SFTÂ above grade of thoughtful living space, this 3 +1-bedroom, 1.5-bathroom home offers a unique blend of vintage charm and modern updatesâ€”perfect for families, professionals, or investors looking to get into Calgaryâ€™s growing inner-city market. The bright main floor features original hardwood flooringÂ that adds timeless appeal, while the updated kitchen (2010) providing functionality and a modern feel. The renovated main bathroom (2010) adds a touch of contemporary comfort, tying together the upper level where you'll find three well-sized bedrooms that suit a variety of needs. Downstairs, the finished basement offers a versatile playroom with a charming mix of original features and modern touches, ideal for family movie nights, a kids' zone, or a cozy lounge space. You'll also find an additional office or bedroom, a half bathroom, and a generous laundry/storage areaâ€”making it easy to adapt the space to your lifestyle. Outside, the property is a true standout. The oversized shop-style garage needs some love butÂ includes space for future parking, a large storage area, and a dedicated workspaceâ€”perfect for hobbyists, tradespeople, or anyone needing room to



tinker. An extra shed provides bonus storage for yard tools, bikes, or seasonal items. A new roof (within the past 5 years) offers peace of mind for future owners. Located on a quiet, tree-lined street just minutes from downtown Calgary, Westbrook Mall, transit, schools, parks, and the LRT, this home delivers both convenience and character in equal measure. Whether you're looking to live, renovate, or invest, this Rosscarrock gem checks all the boxes. Book your private showing today and explore the possibilities!

Built in 1958

**Essential Information**

MLS® #	A2227056
Price	\$625,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,080
Acres	0.11
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	945 40 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1W4

**Amenities**

Parking Spaces	2
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Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Central Vacuum, Granite Counters, No Animal Home
Appliances	Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Unknown
Foundation	Poured Concrete

### Additional Information

Date Listed	June 5th, 2025
Days on Market	4
Zoning	R-CG

### Listing Details

Listing Office	The Real Estate District
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