

# \$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 | 164            |
| Zoning         | M-C1           |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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