$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 donâ€™t come along oftenâ€”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	101
Zoning	M-C1

Listing Details

Listing Office	Homecare Realty Ltd.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.