

# \$774,900 - 1125 40 Street Sw, Calgary

MLS® #A2256595

**\$774,900**

3 Bedroom, 2.00 Bathroom, 1,097 sqft  
Residential on 0.14 Acres

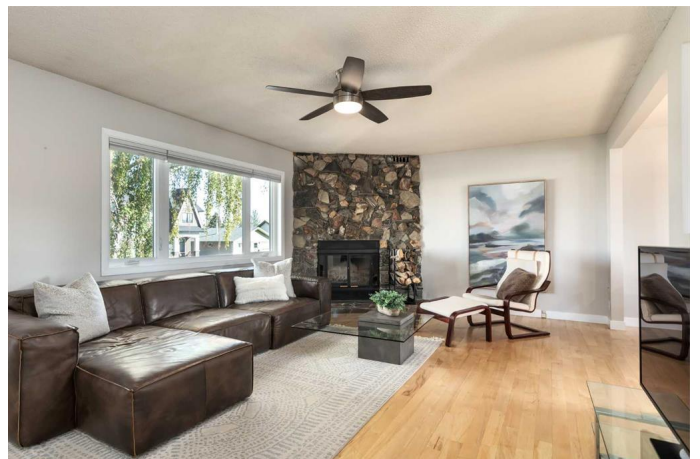
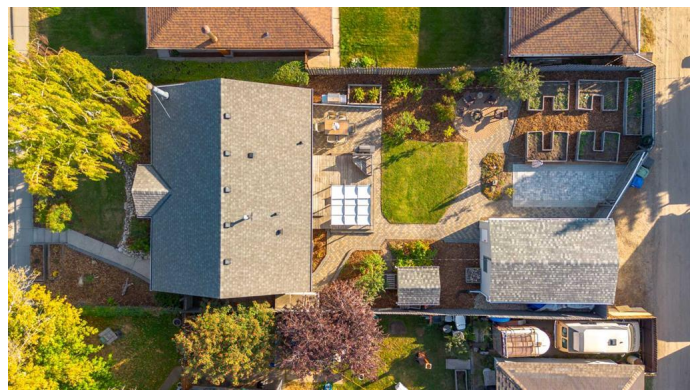
Rosscarrock, Calgary, Alberta

Welcome to the vibrant inner-city community of Rosscarrock, where opportunity meets lifestyle. This property is the perfect investment for builders, savvy investors, or those looking to buy and hold. Situated on a massive 50 x 124.8 ft lot on a quiet, tree-lined street, the home offers endless potential for redevelopment or continued income generation. With a desirable west-facing backyard, youâ€™ll enjoy afternoon sun and the long-term value of one of Calgaryâ€™s most sought-after locations.

Inside, the home has been fully updated with modern conveniences, offering both comfort and peace of mind. Renovations include updated windows, furnace, kitchen, and bathrooms - ensuring all the major upgrades are already taken care of. The main floor boasts an inviting open-concept design, blending the living, dining, and kitchen areas seamlessly. With two spacious bedrooms and one full bath, this level offers functional everyday living with bright and airy charm.

The lower level is a fully finished, legal basement suite that provides a fantastic income opportunity. Featuring one bedroom, one bathroom, and a thoughtfully designed living space, this suite is ideal for generating rental income, housing extended family, or offsetting mortgage costs. Its legal designation makes it a secure investment with long-term earning potential in todayâ€™s market.

Step outside, for those who appreciate the beauty of a thoughtfully curated garden, this



property is nothing short of extraordinary. The yard is a horticultural haven, featuring an abundance of fruit trees and berry bushes including cherry, plum, apple, gooseberry, raspberries, and even a saskatoon berry tree, complemented by a flourishing grape vine. Enhancing the natural charm are ornamental plantings such as a newly planted Bur Oak, an elegant Ivory Silk Lilac, an Amur Apple tree, and a majestic mature weeping birch that anchors the landscape. With a blend of productivity and beauty, this yard offers both a gardener’s dream and a serene outdoor retreat.

Whether you’re envisioning a new build, expanding your investment portfolio, or simply enjoying the benefits of a turnkey home with income potential, this Rosscarrock property delivers. Located within walking distance to the LRT, shopping, schools, and within minutes to the downtown core, it offers both convenience and growth potential. This is truly a rare opportunity to own a versatile property in a thriving Calgary neighborhood.

Built in 1959

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2256595    |
| Price          | \$774,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,097       |
| Acres          | 0.14        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1125 40 Street Sw |
| Subdivision | Rosscarrock       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3C 1W6           |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Parking Spaces | 2                                                      |
| Parking        | Parking Pad, RV Access/Parking, Single Garage Detached |
| # of Garages   | 1                                                      |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Open Floorplan, Wood Counters                                                            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                               |
| Cooling           | None                                                                                                     |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 1                                                                                                        |
| Fireplaces        | Wood Burning                                                                                             |
| Has Basement      | Yes                                                                                                      |
| Basement          | Finished, Full                                                                                           |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Lighting, Rain Gutters                |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding, Wood Frame              |
| Foundation        | Poured Concrete                       |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 12                   |
| Zoning         | R-CG                 |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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