

# \$899,900 - 933 & 935 41 Street Sw, Calgary

MLS® #A2241308

**\$899,900**

6 Bedroom, 3.00 Bathroom, 2,054 sqft

Residential on 0.14 Acres

Rosscarrock, Calgary, Alberta

Excellent Investment Opportunity â€” Full Side-by-Side Duplex on One Title!

This is your chance to purchase a full duplex with exceptional potential in the sought-after community of Rosscarrock. Whether you're an investor looking to generate rental income or a buyer planning to renovate for long-term value, this property offers endless possibilities.

Key features include striking open wood beam ceilings, a solid cinderblock wall separating the two units, and undeveloped basements that offer potential to create a total of four separate suites.

Ideally located near schools, parks, playgrounds, shopping, and public transit. With the LRT station just a short walk away and downtown Calgary minutes from your doorstep, this property combines convenience with opportunity. Note: Active Leak on 935 unfinished basement to be paid by Seller to repair with Basement Systems

Built in 1961

## Essential Information

MLS® #	A2241308
Price	\$899,900
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,054



Acres	0.14
Year Built	1961
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	933 & 935 41 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1X3

### **Amenities**

Parking Spaces	2
Parking	None

### **Interior**

Interior Features	Beamed Ceilings, High Ceilings
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 18th, 2025
Days on Market	10
Zoning	R-CG

### **Listing Details**

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