

# \$1,250,000 - 1631 40 Street Sw, Calgary

MLS® #A2233383

**\$1,250,000**

12 Bedroom, 4.00 Bathroom, 2,278 sqft

Residential on 0.07 Acres

Rosscarrock, Calgary, Alberta

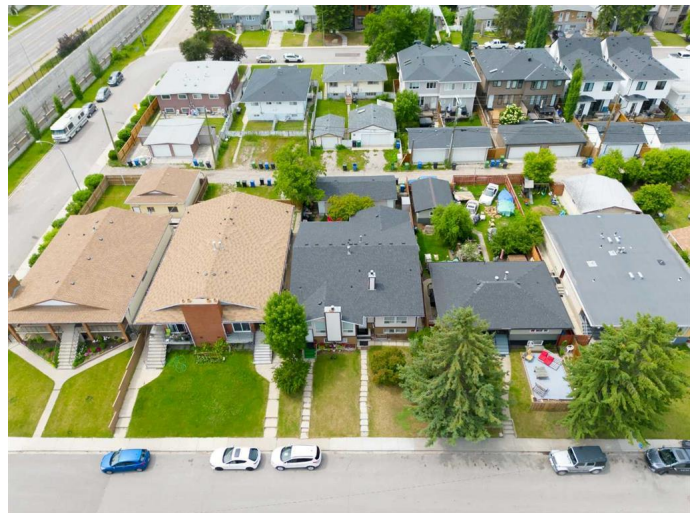
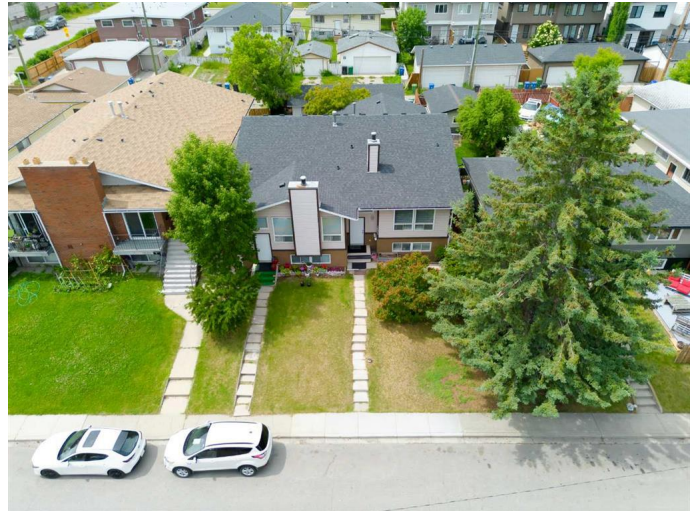
Welcome to 1631 & 1633 40 Street SW – An extremely Rare 12 Bedroom Investment Opportunity in Rosscarrock! This spacious, incredibly well-designed full duplex features four separate units and 12 bedrooms boasting over 2,200 SqFt of living space. This is a fantastic opportunity for savvy investors or buyers looking to live in one unit while renting out the others.

Each side of the duplex offers an upper 3-bedroom, 1-bathroom unit with its own entrance, alongside a lower-level 3-bedroom, 1-bathroom illegal suite with a separate entrance. With four dedicated laundry rooms and ample storage throughout, the property maximizes functionality for tenants and owners alike.

Bright, generous windows on every level provide a welcoming, open feel that renters appreciate. The property also includes two double detached garages and additional street parking.

Located in the established community of Rosscarrock, this property is ideally positioned close to schools, shopping, parks, and playgrounds. It offers excellent commuter access with the LRT station nearby and downtown Calgary just minutes away.

Whether you’re looking to expand your rental portfolio or offset your mortgage by living on-site, this is a very rare and versatile opportunity in a fantastic inner-city location. 12 Bedroom investment opportunities like this don’t come along often – book your



private showing today!

Built in 1981

### Essential Information

MLS® #	A2233383
Price	\$1,250,000
Bedrooms	12
Bathrooms	4.00
Full Baths	4
Square Footage	2,278
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	1631 40 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1X1

### Amenities

Parking Spaces	4
Parking	Quad or More Detached
# of Garages	4

### Interior

Interior Features	Closet Organizers, No Animal Home, Pantry, Separate Entrance, Storage
Appliances	Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

## Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, City Lot, Rectangular Lot, Subdivided
Roof	Asphalt Shingle
Construction	Aluminum Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 25th, 2025
Zoning	R-CG

## Listing Details

Listing Office	Veritas Realty
----------------	----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.