

\$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	7
Zoning	R-CG

Listing Details

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