

**2401 40 Street SE**  
**Calgary, Alberta**

**MLS # A2202406**



**\$599,900**

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,333 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

An incredible opportunity for investors, builders, and developers, this rare RC-G zoned CORNER LOT with a back lane spans 50 x 126 feet, offering the potential to develop a 4-plex with legal suites for up to eight units, subject to city approval. Located on a quiet street just a few blocks from schools, the property features a fully fenced oversized lot. The main floor includes two bedrooms, a full bathroom, a large living room, a sitting room, and a bright solarium overlooking the backyard. Basement features a separate entrance, with a kitchen, two bedrooms and bath. A single detached garage and ample street parking add convenience, while the surrounding area continues to grow with new developments along 17 Ave SE. Whether you're looking to build now or hold for future development, this property presents an exceptional chance to live, rent, and invest, with a long-term tenant already in place. Viewings are subject to an accepted offer. Don't miss out on this prime development opportunity with endless potential—act now!