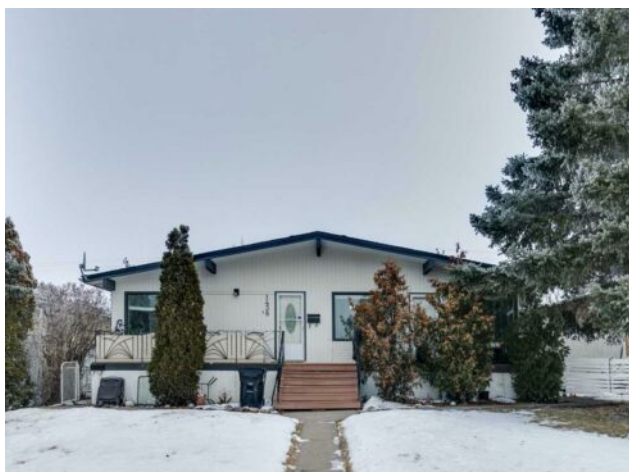


**1440 45 Street SW
Calgary, Alberta**

MLS # A2276381



\$1,250,000

Division:	Rosscarrock		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,050 sq.ft.	Age:	1965 (61 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Rarely offered in today's market, this well-maintained 4-plex in Southwest Calgary presents a compelling opportunity for investors seeking scale, stability, and long-term upside. Located at 1438/1440 45 Street SW, this attached multi-unit residential property features four fully self-contained rental units, each approximately 1,050 sq. ft. RMS, for a total of approximately 4,200 sq. ft. of developed living space, including basements. Each unit offers a functional, tenant-friendly floor plan with spacious living rooms, dedicated dining areas, full kitchens, multiple bedrooms, four-piece bathrooms, and in-suite laundry. Well-proportioned layouts, excellent natural light, and efficient use of space support strong rental demand, long tenant retention, and durable cash flow, making this an ideal asset for investors focused on performance and longevity. Situated in a highly desirable and established Southwest Calgary community, the property benefits from close proximity to schools, parks, public transit, major commuter routes, shopping, and everyday amenities. This central location continues to attract quality tenants and has demonstrated resilience across market cycles, reinforcing the property's long-term investment appeal. Additional value is provided by rear lane access and a detached garage, offering flexibility for tenants and owners alike. The property's configuration supports multiple investment strategies, including holding for steady income, operational optimization, or future redevelopment potential, subject to municipal approvals. Whether you are expanding an existing rental portfolio, entering the Calgary multi-family investment market, or securing a strategic inner-city revenue property, this 4-plex in Southwest Calgary represents a rare opportunity to acquire a sizable, versatile asset with location, scale, and upside all in one offering.