



DON'T GAMBLE WITH YOUR HOME.
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206 43 Avenue SW
Calgary, Alberta

MLS # A2195138



\$939,900

Division:	Parkhill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,984 sq.ft.	Age:	1961 (64 yrs old)
Beds:	6	Baths:	4
Garage:	Additional Parking, Driveway, See Remarks, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, See Remarks, Separate Entrance		

Inclusions: Dishwasher (2), Refrigerator (2), Electric oven (2), Microwave (2), Hood fan (2), Washer (2), Dryer (2), Garage opener(2) and controls (2), Window coverings (excluding drapes) Barbecue and 2 tanks

NEW PRICE! FULL DUPLEX in desirable Parkhill (one title). AMAZING opportunity to buy LAND in inner city now, rent both sides - or live here yourself & share costs + hold for future redevelopment. 55 x 100 ft lot. Basements are fully developed & have separate entrances: allowing possibility of adding 2 suites (subject to approval & permission by the city/municipality) - increasing the investment value! 1/2 duplexes selling in Parkhill for \$525-595. NO condo fees! WALK to Stanley Park in mins. Located along Elbow River in SW Calgary, Stanley Park is a favourite destination for walking, running, picnicking, swimming, canoeing, tobogganing & lawn bowling. Ball Diamonds, Tennis, Pickleball. Direct access to the city's pathways & river network. 30 min walk to Mission/4th Street & all amenities, shopping, restaurants this vibrant area offers! Walk, bike, drive or take transit EASILY downtown! Close to Stampede Grounds! Airport easy 20 min drive. Close to LRT, Transit routes, Chinook centre. So many cool new breweries nearby in the "Barley Belt"! Roxboro off leash park close by. Take a walk around this neighbourhood & appreciate the growth. Homes selling here in the millions! WHOLE property measures at 3205.97 dev sq ft - 6 beds, 4 baths, 2 garages (upper=1983.78, lower=1222.19. 208 Side = 1598.63 dev sq ft (upper & lower), 3 beds, 2 baths, single garage. 206 Side = 1607.34 dev sq ft (upper & lower), 3 beds, 2 baths, single garage. You will appreciate refinished HW flooring on mn floors. The natural light & bright sunshine floods into both these upper level units & makes main level living/dining areas so welcoming!!!! Both sides have LARGE bedrooms, updated bathrooms. Both basements include large rec rooms, laundry, third bedrooms with EGRESS windows, full bathrooms & direct access to convenient attached single garages. Each side

has a separate meter allowing utilities to be paid directly by each side/tenants. Roof, furnaces = 2014. NEW fridge on 208 side. NEW washer/dryer on 206 side. Hot Water tanks NEW 2025 both sides. Each side offers access to an amazing, private backyard space that is fully fenced. Your plants, dogs and/or kids will love it! Driveways offer parking for 2 cars on each side + loads of street parking. 206 has lower level tenant in place-till Aug 2025. Single male. Rent is \$650.00/mth + 20% of utilities. Would love to stay! Home is NOT in the Flood Zone. Call your favorite agent to view this opportunity today!