$939,900 - 206 43 Avenue Sw, Calgary

MLS® #A2195138

$939,900

6 Bedroom, 4.00 Bathroom, 1,984 sqft
Residential on 0.13 Acres

Parkhill, Calgary, Alberta

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!

Built in 1961

Essential Information

MLS® #	A2195138
Price	$939,900
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,984
Acres	0.13
Year Built	1961
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	206 43 Avenue Sw
Subdivision	Parkhill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1A9

Amenities

Parking Spaces	4
Parking	Additional Parking, Driveway, See Remarks, Single Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, See Remarks, Separate Entrance
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 17th, 2025
Days on Market	136
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Benchmark