

**203 43 Avenue SW**  
**Calgary, Alberta**

**MLS # A2215051**



**\$849,900**

<b>Division:</b>	Parkhill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,918 sq.ft.	<b>Age:</b>	1956 (69 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Off Street, Quad or More Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Ceramic Tile, Hardwood
<b>Roof:</b>	Asphalt
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Concrete, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks, Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RC2
<b>Utilities:</b>	-

**Inclusions:** 2 Refrigerators, 2 Stoves, 2 Washers, 2 Dryers are included

Welcome to a RARE OPPORTUNITY to own this FULL SIDE-BY-SIDE DUPLEX (price is for both sides) in desirable PARKHILL, one of the most prestigious areas in Calgary where properties are in the Millions. Take a walk in the neighbourhood to appreciate the BEAUTIFUL PARKS and LUXURY HOMES. BOTH SIDES are RENTED separately, generating great CASH FLOW for your investment (NO CONDO FEES). Being close to the INNER CITY, this property offers tremendous potential, considering both LAND and BUILDING VALUE. Live in one side, rent out the other or rent out both and hold the value for future development. Property is located on a LARGE 50 x 120 ft LOT (one title). SOLID STUCCO and BRICK exterior with GREAT CURB APPEAL and long driveways, each side has PARKING for 4 VEHICLES (a total of 8 VEHICLES). Each side has a DOUBLE GARAGE (tandem). Upon entering each unit, you will appreciate the BEAUTIFUL ORIGINAL HARDWOOD FLOORS and LARGE WINDOWS letting in an abundance of natural light. This is a CHARMING, SOLID, WELL-BUILT & MAINTAINED PROPERTY. Each side has 2 BEDROOMS AND 1 BATH, sunny SOUTH SIDE kitchen, large living room. Each side has a PRIVATE FENCED BACKYARD with mature trees. Recent IMPROVEMENTS include: NEW ROOF, EAVES TROUGHS, FASHIA & SOFFITS (2021), NEW EAVES TROUGH GUTTER GUARD (2023), NEW Water main to street (2024), 2 NEW FURNACES (2021 and 2023). Separate electrical and water meters for each side. Unbeatable location, Close to MISSION, & TRENDY 4TH STREET SW, a vibrant, energetic area offering all the amenities, restaurants, shops, Close to Downtown, Stampede Grounds. WALK 2 BLOCKS to STANLEY PARK, one the MOST BEAUTIFUL PARKS in Calgary, located an the ELBOW

RIVER. Stanley park is a favourite family destination for picnicking, swimming, canoeing, tobogganing & lawn bowling. Stanley park also has Ball Diamonds, Tennis & Pickleball courts and has direct access to the city's pathways & river network. Property is also close to LRT TRAIN station and CHINOOK centre. There is so much that this property offers. Don't miss a RARE OPPORTUNITY to own this VALUABLE PROPERTY!