



# 915 43 Street Calgary Alberta

\$449,900

**LEGAL SUITE ALERT!** This is not a drill, this is a RARE INVESTMENT OPPORTUNITY and your chance to become the new owner of this up/down half duplex revenue property. This property offers you peace of mind knowing that your secondary suite is totally legal. You can live up and rent down, or rent out the entire home. This half duplex is excellently situated on a quaint street just a few steps away from an awesome new playground and minutes to amenities like Marlborough Mall, public transit including busses & the C-train, many schools, swimming pools /fitness centers, parks, grocery stores and many restaurants and shops along International Avenue (17th Ave SE). The open concept 2 bedroom, 1 bath main floor suite boasts 875 sq ft and includes a welcoming front foyer that leads into the inviting living room with vaulted ceiling and a charming wood burning stove which is great for cooler days and creating a cozy ambiance. You'll find stunning refinished natural hardwood floors and new paint throughout the floor. The recently renovated kitchen features gorgeous quartz countertops and is located directly across from the well-appointed dining area with an upgraded light fixture. You'll find an updated 4-piece bathroom as you make your way towards the bedrooms which includes a new vanity with quartz countertop. 2 spacious bedrooms each with vaulted ceilings finish the main floor. There is a door that connects the upper and lower levels for those wanting to use the entire house without using it as two separate suites that also leads to the downstairs common laundry area and side yard. The lower 2 bedroom, 1 bath legal suite has a separate side entrance and features a functional and open floorplan with over 811 sq ft and new vinyl flooring throughout (photos may include carpet but this has been changed throughout the lower level including bedrooms). The kitchen was recently upg...

Kitchen 15.42 Ft x 8.58 Ft  
 Living room 16.92 Ft x 12.42 Ft  
 Dining room 11.58 Ft x 6.50 Ft  
 Bedroom 11.42 Ft x 8.92 Ft  
 Bedroom 9.25 Ft x 8.33 Ft  
 4pc Bathroom 6.92 Ft x 12.42 Ft

Foyer 6.08 Ft x 5.67 Ft  
 Kitchen 9.67 Ft x 7.08 Ft  
 Living room 13.25 Ft x 16.08 Ft  
 Dining room 9.50 Ft x 8.42 Ft  
 Primary Bedroom 11.92 Ft x 9.92 Ft  
 Bedroom 11.92 Ft x 9.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

**Mirror**

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Laundry room 5.58 Ft x 4.83 Ft

4pc Bathroom 6.08 Ft x 6.67 Ft