



## 206 43 Avenue Calgary Alberta

\$940,000

Welcome to 206 & 208 43 Avenue SW! Nestled in the desirable community of Parkhill, this full turn-key duplex offers an amazing investment opportunity. Within walking distance to Stanley Park and Elboya Park, a short commute to downtown, close to the C-Train and major bus routes, restaurants, Chinook Centre and all amenities, this location is ideal! The surrounding area features numerous million dollar properties with lots of ongoing development. Each side of the duplex has a total of approx 1,465sqft of living space and includes 3 bedrooms and 2 bathrooms. Refinished hardwood flooring is featured on the main floors, updated paint, doors and baseboards, built-in closet organizers, updated kitchens with stainless steel appliances and updated bathrooms (one with a free-standing tub). The basements are fully developed and have separate entrances allowing the possibility to add suites (a secondary suite would be subject to approval and permitting by the city/municipality). Both include large rec rooms, laundry, third bedrooms with egress windows, second updated bathrooms and access to convenient attached single garages. Each side has a separate meter allowing utilities to be paid directly by the tenants. Additional updates include a newer roof, appliances, and furnaces and hot water tanks were installed in 2014. The backyards are very private, with mature landscaping and are fully fenced. The area has excellent rental demand and the units are move-in ready, no need for any updates! Pro formas are available for your realtor to download. Don't miss out on this great investment property in the perfect location. (id:6769)

Recreational, Games room 10.08 Ft x 14.67 Ft

Other 8.33 Ft x 9.00 Ft

Bedroom 10.08 Ft x 10.17 Ft

Furnace 4.33 Ft x 11.67 Ft

3pc Bathroom 3.83 Ft x 6.83 Ft

Recreational, Games room 10.08 Ft x 14.67 Ft

Other 8.67 Ft x 14.33 Ft

Furnace 4.08 Ft x 7.00 Ft

Other 4.00 Ft x 4.58 Ft

Living room 12.00 Ft x 15.25 Ft

Dining room 9.00 Ft x 12.17 Ft

Kitchen 11.00 Ft x 12.67 Ft

Primary Bedroom 10.83 Ft x 11.67 Ft

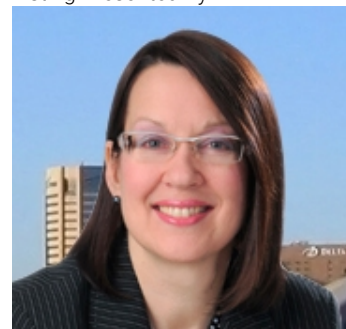
Bedroom 9.00 Ft x 11.58 Ft

4pc Bathroom 5.50 Ft x 8.42 Ft

Kitchen 11.00 Ft x 12.58 Ft

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Listing Presented By:



Originally Listed by:  
CIR REALTY

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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Bedroom 10.08 Ft x 10.17 Ft