



## 921923 43 Street Calgary Alberta

\$1,025,000

FULL SIDE-BY-SIDE DUPLEX (With 1 Basement illegal Suite) and Separate Titles! This property generates \$60,000 in annual revenue with plenty of room to increase rents. Featuring a newer roof and windows, the property boasts a west-facing backyard adjacent to greenspace and a school. All units have in-suite laundry for added convenience. Unit 921 rents for \$2,400/month and offers 5 bedrooms, 2 full bathrooms, a fully finished basement, and over 1,800 sqft of living space. Unit 923A, fully renovated in 2016, rents for \$1,600/month and includes 3 bedrooms and 1 full bathroom. The lower level of Unit 923 has an illegal basement suite with 2 bedrooms and 1 full bathroom, renting for \$975/month. Additional highlights include a double detached garage and a fantastic inner-city location close to schools, parks, shops, public transit, and just minutes from downtown. Tenants are assumable, and the current rents are below market value. The property also includes an assumable mortgage at 2.19%, maturing on March 19, 2026. (id:6769)

3pc Bathroom Measurements not available

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Other 21.00 Ft x 18.17 Ft

Bedroom 10.25 Ft x 9.42 Ft

Bedroom 10.67 Ft x 10.08 Ft

Other 20.83 Ft x 18.33 Ft

Other 11.50 Ft x 9.08 Ft

Bedroom 10.75 Ft x 9.92 Ft

Bedroom 10.92 Ft x 10.75 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Living room 13.00 Ft x 12.92 Ft

Dining room 14.17 Ft x 8.58 Ft

Kitchen 11.50 Ft x 8.08 Ft

Bedroom 10.25 Ft x 8.17 Ft

Bedroom 9.25 Ft x 9.17 Ft

Primary Bedroom 12.67 Ft x 9.67 Ft

Living room 12.92 Ft x 12.92 Ft

Dining room 11.75 Ft x 8.58 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Central)

<http://www.harrymorgan.ca/>



CIR

REALTY

149 West Lakeview Point , Calgary,  
AB,

Phone: 403-585-5270  
[cawarawa@shaw.ca](mailto:cawarawa@shaw.ca)