



932 43 Street Calgary Alberta

\$749,900

**** CASHCOW LEGAL SECONDARY SUITE **** GREAT CHANCE to own essentially a BRAND NEW DUPLEX with a 3 BDRM SUITE UP and 2 BDRM SUITE DOWN (secondary suite registry #1032). FULLY RENOVATED not too long ago, located on QUIET STREET 1 BLOCK FROM 2 SCHOOLS adjacent to Rosscarrock Community Center, plus about 10 MIN. WALK TO LRT WEST, this upgraded bungalow has SEPARATE ENTRANCES, 2 new separate kitchens and 2 IN-UNIT LAUNDRY, all new plumbing from the ground up, separate HVAC w/ 2 new hi-efficient furnaces and complete new ductwork, upgraded electrical incl new panels, nice brick pavers hard landscaping with concrete pad to park 2 cars off alley, newer windows and new flooring throughout, MAIN FLOOR OPEN CONCEPT LAYOUT & Quartz countertop. Call today to view: LIVE UP, RENT DOWN LEGALLY to offset mortgage (due to legal revenue from the suite, qualifying is easier). NOTE NEW R-CG ZONING on 45FT X 125 FT LOT also allows future rebuilding for various potentials which you can see is already lined up on the next door neighbors so great future holding plus current financial flexibility with awesome SW location by 17 Ave SW has so much going for it, don't miss this one!! (id:6769)

- Other 4.30 M x 3.00 M
- Primary Bedroom 3.53 M x 3.40 M
- Bedroom 3.50 M x 2.70 M
- Bedroom 3.40 M x 2.70 M
- Living room 4.60 M x 3.70 M

- 4pc Bathroom 2.70 M x 1.60 M
- Living room/Dining room 9.60 M x 4.50 M
- Bedroom 2.70 M x 2.50 M
- Primary Bedroom 3.20 M x 2.70 M
- 4pc Bathroom 2.30 M x 1.50 M

Listing Presented By:



Originally Listed by:
Grand Realty



CIR

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