



206 43 Avenue Calgary Alberta

\$999,000

FULL DUPLEX available in desirable Parkhill (one title). AMAZING opportunity to buy LAND in inner city now, rent both sides - or live here yourself & share costs + hold for future redevelopment. 55 x 100 ft lot. Basements are fully developed & have separate entrances: allowing possibility of adding 2 suites (subject to approval & permission by the city/municipality) - increasing the investment value! 1/2 duplexes selling in Parkhill for \$525-595. NO condo fees! WALK to Stanley Park in mins. Located along Elbow River in SW Calgary, Stanley Park is a favourite destination for walking, running, picnicking, swimming, canoeing, tobogganing & lawn bowling. Ball Diamonds, Tennis, Pickleball. Direct access to the city's pathways & river network. 30 min walk to Mission/4th Street & all amenities, shopping, restaurants this vibrant area offers! Walk, bike, drive or take transit EASILY downtown! Close to Stampede Grounds! Airport easy 20 min drive. Close to LRT, Transit routes, Chinook centre. So many cool new breweries nearby in the "Barley Belt"! Roxboro off leash park close by. Take a walk around this neighbourhood & appreciate the growth. Homes selling here in the millions! WHOLE property measures at 3205.97 dev sq ft - 6 beds, 4 baths, 2 garages (upper=1983.78, lower=1222.19. 208 Side = 1598.63 dev sq ft (upper & lower), 3 beds, 2 baths, single garage. 206 Side = 1607.34 dev sq ft (upper & lower), 3 beds, 2 baths, single garage. You will appreciate refinished HW flooring on mn floors. The natural light & bright sunshine floods into both these upper level units & makes main level living/dining areas so welcoming!!!! Both sides have LARGE bedrooms, updated bathrooms. Both basements include large rec rooms, laundry, third bedrooms with EGRESS windows, full bathrooms & direct access to convenient attached single garages. Each side has a separate meter allowing utilitie...

3pc Bathroom 3.92 Ft x 6.83 Ft

Bedroom 10.25 Ft x 10.17 Ft

Laundry room 4.08 Ft x 11.83 Ft

Recreational, Games room 9.92 Ft x 14.67 Ft

Study 8.50 Ft x 8.83 Ft

3pc Bathroom 3.92 Ft x 5.75 Ft

Bedroom 8.75 Ft x 11.75 Ft

Dining room 11.33 Ft x 10.58 Ft

Kitchen 10.75 Ft x 12.75 Ft

Living room 15.33 Ft x 13.42 Ft

Primary Bedroom 11.00 Ft x 11.75 Ft

3pc Bathroom 5.50 Ft x 8.50 Ft

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Bedroom 10.17 Ft x 10.00 Ft

Recreational, Games room 10.17 Ft x 14.67 Ft

Study 8.50 Ft x 14.33 Ft

4pc Bathroom 5.50 Ft x 8.42 Ft

Bedroom 9.00 Ft x 11.58 Ft

Dining room 8.92 Ft x 7.08 Ft

Kitchen 10.83 Ft x 12.67 Ft