



## 927 43 Street Calgary Alberta

\$949,900

927 A&B 43rd Street SW is an updated and well-maintained side by side duplex located on a pleasant street in Rossbarrock backing on to the school yard of St. Michael's Junior High School (French Immersion). Each unit of this property features 865 sq. ft. on the main floor with fully finished basements and single garages. On the main floor there is spacious living and dining areas with vaulted ceilings, two bedrooms, a four-piece bathroom and functional kitchens. The lower levels both have two bedrooms, a three-piece bathroom with laundry, a rec room and large storage rooms. Both units have great tenants in place that take pride in their homes. The West facing back yard is fenced and private. There are two more great schools within walking distance, easy access to transit for the quick commute downtown and close to the shopping and amenities of Westbrook Mall. This is a fantastic opportunity to live on one side and rent the other or benefit from the \$4000 of rental income from both units. Call today for your private viewing. (id:6769)

3pc Bathroom 12.50 Ft x 9.58 Ft

Bedroom 9.67 Ft x 8.17 Ft

Bedroom 12.17 Ft x 9.42 Ft

Recreational, Games room 27.17 Ft x 13.17 Ft

3pc Bathroom 12.58 Ft x 9.25 Ft

Bedroom 9.92 Ft x 8.58 Ft

Bedroom 17.58 Ft x 9.33 Ft

Recreational, Games room 26.25 Ft x 13.42 Ft

Living room 15.75 Ft x 14.08 Ft

Kitchen 12.00 Ft x 10.42 Ft

Dining room 8.33 Ft x 8.08 Ft

Primary Bedroom 13.42 Ft x 10.17 Ft

Bedroom 13.42 Ft x 8.58 Ft

4pc Bathroom 6.83 Ft x 4.92 Ft

Living room 15.75 Ft x 14.17 Ft

Kitchen 12.00 Ft x 10.50 Ft

Dining room 8.33 Ft x 5.92 Ft

Primary Bedroom 13.25 Ft x 10.08 Ft

Bedroom 13.25 Ft x 8.58 Ft

Listing Presented By:



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