

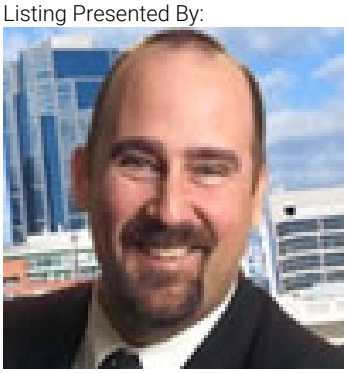
2826 43 Street Calgary Alberta

$1,190,000

Welcome to 2826 43 Street SW. This full side-by-side LEGAL 4 plex offers four self-contained living spaces, making it an ideal opportunity for investors or owner-occupants looking to maximize rental income. Each side features 900 sq. ft. above grade, with 2 bedrooms, 1 full bathroom, and hardwood or LVP flooring throughout the upper level. Renovations to the upper units include stainless appliances (including dishwashers), tile, counters, and paint. Each bathroom has been renovated in the past few years. The fully developed legal basement suites, built in 2020, each offer an additional 2 bedrooms and 1 full bathroom. All units have full laundry rooms. Building improvements include new legal egress basement windows and weeping tile for added drainage protection. Additional updates include a roof approximately 6 years old, new fencing and sidewalks. Enjoy fenced backyards and two-car off-street parking. Situated on a quiet street in the desirable community of Glenbrook, this property offers an excellent opportunity to generate rental income from four separate living spaces or live in one unit while renting the others. All tenants are interested in staying and several have been there for 4-6 years. (id:6769)

4pc Bathroom 7.33 Ft x 5.00 Ft
Bedroom 10.83 Ft x 8.75 Ft
Kitchen 10.83 Ft x 8.08 Ft
Living room 14.25 Ft x 10.08 Ft
Primary Bedroom 10.83 Ft x 13.67 Ft
Storage 7.50 Ft x 10.08 Ft
Furnace 4.33 Ft x 12.75 Ft
4pc Bathroom 7.42 Ft x 5.00 Ft
Bedroom 10.67 Ft x 13.67 Ft
Bedroom 10.75 Ft x 8.83 Ft
Kitchen 10.75 Ft x 8.17 Ft
Living room 14.25 Ft x 10.08 Ft
Storage 7.50 Ft x 9.50 Ft
Furnace 4.17 Ft x 13.17 Ft
4pc Bathroom 4.92 Ft x 7.33 Ft
Bedroom 8.75 Ft x 12.17 Ft
Kitchen 10.58 Ft x 13.67 Ft
Living room 15.25 Ft x 16.17 Ft
Primary Bedroom 10.33 Ft x 12.17 Ft

Listing Presented By:



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