



136 43 Avenue NW  
Calgary, Alberta

MLS # A2306579



**\$845,000**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,866 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Hood Fan

This 2012-built half duplex delivers over 2,500 square feet of fully developed living space. Hardwood flooring throughout the main and upper levels, 9-foot ceilings, and an abundance of oversized windows that create a bright and open feel. Walkout basement with in-floor heating opens to a beautifully finished low-maintenance backyard (ready with garden beds). Add a main floor balcony, a private primary bedroom balcony, and you have three east-facing outdoor spaces to enjoy. Heated floors in both upper-level bathrooms, central A/C, SS appliances, and solid core doors throughout round out the finishes. A full-size double garage plus a 2-car parking pad. Brand new AC and furnace. Just 10 minutes from downtown and 12 from the airport.