



GRASSROOTS
REALTY GROUP

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203 42 Avenue SW
Calgary, Alberta

MLS # A2318753



\$1,200,000

Division:	Parkhill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	2,684 sq.ft.	Age:	1961 (65 yrs old)
Beds:	8	Baths:	4
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Front Yard, Low Maintenance Landscape		

Heating:	Forced Air
Floors:	Hardwood, Laminate, Linoleum, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Laminate Counters, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

RARE INVESTMENT OPPORTUNITY IN PARKHILL! Situated on an oversized 6,800+ sq ft lot in one of Calgary's most sought after inner city communities, this full duplex offers exceptional holding income today with tremendous future upside. Each side features a spacious 3 bedroom upper suite and a 1 bedroom illegal basement suite, creating four income generating units in total. This property has experienced strong tenant demand with minimal vacancy over the years, making it an attractive opportunity for investors seeking reliable cash flow in a premier inner city location. Whether you're looking to renovate, hold as a long-term investment, or redevelop, the possibilities are endless. Located just minutes from downtown, stampede park, and the amenities along Macleod Trail, this property offers unmatched convenience with easy access to transit, shopping, dining, and major commuter routes. Opportunities like this are rare. This property combines immediate income with exceptional redevelopment potential. A true opportunity to secure long term value in Parkhill!