



GRASSROOTS
REALTY GROUP

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2826 43 Street SW
Calgary, Alberta

MLS # A2352068

\$1,249,900

Division:	Glenbrook		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,796 sq.ft.	Age:	1965 (61 yrs old)
Beds:	8	Baths:	4
Garage:	Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Level, Rectangular Lot		

Heating:	Baseboard, Electric, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers		

Inclusions: Total of - Dishwasher (4), Dryer (4), Electric Stove (4), Microwave Hood Fan (4), Refrigerator (4), Washer (4)

Welcome to 2826 43 Street SW. This full side-by-side duplex 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. 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.