

\$869,900 - 206, 208 43 Avenue Sw, Calgary

MLS® #A2248320

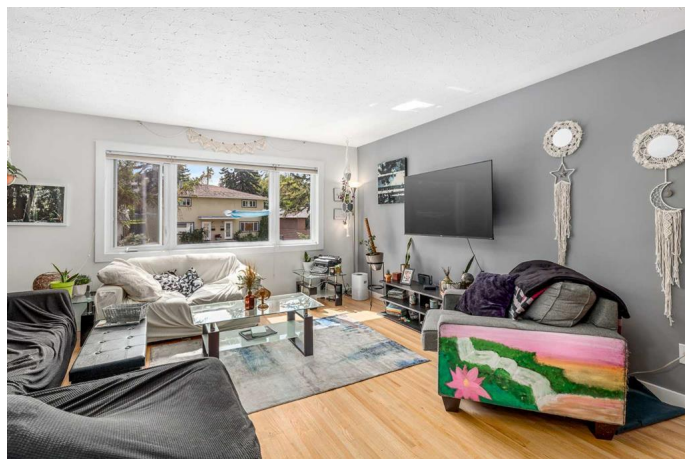
\$869,900

6 Bedroom, 4.00 Bathroom, 1,957 sqft

Residential on 0.13 Acres

Parkhill, Calgary, Alberta

Think future here in this terrific INVESTMENT OPPORTUNITY - a SIDE-BY-SIDE DUPLEX in one of SW Calgary's oldest communities known as Parkhill. Live in one side and rent out the other or rent out both sides. Each unit contains 1578+ sq. ft of living space, including a FULLY FINISHED BASEMENT with TWO BEDROOMS on the main floor, ONE BEDROOM in the basement and TWO BATHS PER UNIT. Flooring throughout is a combination of carpet, tile and hardwood. The whole UNIT FACES SOUTH so an abundance of natural light flowing into the combined living room/dining area on the main floor makes for a bright, roomy and inviting space. Kitchens feature MODERN WHITE CABINETS, STAINLESS APPLIANCES, tiled backsplashes, laminate countertops, and deep, DOUBLE SINKS. A unique WINDOWED CORNER would be perfect for a breakfast nook. Bedrooms on the main level are sizable with ample closet space and share a FULL UPDATED BATH. Each basement level has its OWN SEPARATE ENTRANCE and includes an ATTACHED SINGLE CAR GARAGE with WIDE FRONT PARKING PAD, a very large, carpeted rec room, bedroom with closet space, 3-pc. bath, separate LAUNDRY facilities and a utility area. THE FENCED, PRIVATE BACKYARD is gently sloped, and highlights include a garden area, fruit trees and shrubs. LOCATION HERE IS PRIME. Close to Deerfoot, Blackfoot and Macleod Trails with its multitude of shops



(Chinook Centre) and restaurants, downtown Calgary, transit, the Elbow River, Stanley Park (pool, tennis courts, ice rink) and various playgrounds and schools. This property should not be overlooked and holds potential. Call for a viewing today and reap the benefits.

Built in 1961

Essential Information

MLS® #	A2248320
Price	\$869,900
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,957
Acres	0.13
Year Built	1961
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	206, 208 43 Avenue Sw
Subdivision	Parkhill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1A9

Amenities

Parking Spaces	6
Parking	Concrete Driveway, Garage Door Opener, Garage Faces Front, Off Street, Single Garage Attached
# of Garages	1

Interior

Interior Features	Built-in Features, Closet Organizers, No Smoking Home, Separate
-------------------	---

	Entrance, Bidet, Low Flow Plumbing Fixtures
Appliances	Dishwasher, Dryer, Electric Range, Freezer, Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Water Heater, Other
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Garden, Private Yard, Rain Gutters
Lot Description	Back Yard, City Lot, Creek/River/Stream/Pond, Front Yard, Garden, Lawn, Fruit Trees/Shrub(s), Gentle Sloping
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 1st, 2025
Days on Market	5
Zoning	R-CG

Listing Details

Listing Office	Comox Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.