206, 208 43 Avenue SW, Calgary, Alberta - $864,900

Main Photo

Property Description

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

Photos
Coming
Soon

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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.

REALTOR Referral

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