



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**932 43 Street, Calgary t3c 1z7**

MLS®#: **A2173565**

Area: **Rosscarrow**

Listing Date: **10/17/24**

List Price: **\$749,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1958**

Finished Floor Area

Abv Sqft: **968**

Low Sqft:

Ttl Sqft: **968**

Lot Information

Lot Sz Ar: **5,618 sqft**

Lot Shape:

DOM

**65**

Layout

Beds: **5 (3 2 )**

Baths: **2.0 (2 0)**

Style: **Bungalow,Up/Down**

Parking

Ttl Park: **4**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,City Lot,Fruit Trees/Shrub(s),Front Yard,Landscaped,Street Lighting,Rectangular Lot On Street,Parking Pad,RV Access/Parking,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **High Efficiency,Forced Air,Natural Gas**

Sewer:

Ext Feat: **None,Private Yard**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Microwave Hood Fan,Range Hood,Refrigerator,Stove(s),Washer/Dryer Stacked**

Int Feat:

**Kitchen Island,Open Floorplan,Quartz Counters,Separate Entrance,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>14`1" x 9`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`6" x 8`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`1" x 12`2"</b>
<b>Living/Dining Room Combination</b>	<b>Suite</b>	<b>31`6" x 14`9"</b>
<b>Bedroom - Primary</b>	<b>Suite</b>	<b>10`6" x 8`10"</b>

Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`7" x 11`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`2" x 8`10"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`10" x 5`3"</b>
<b>Bedroom</b>	<b>Suite</b>	<b>8`10" x 8`2"</b>
<b>4pc Bathroom</b>	<b>Suite</b>	<b>7`7" x 4`11"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**7289HJ**

Remarks

Pub Rmks: **\*\* CASHCOW LEGAL SECONDARY SUITE \*\* GREAT CHANCE to own essentially a BRAND NEW DUPLEX with a 3 BDRM SUITE UP and 2 BDRM SUITE DOWN (secondary suite registry #1032). FULLY RENOVATED not too long ago, located on QUIET STREET 1 BLOCK FROM 2 SCHOOLS adjacent to Rosscarock Community Center, plus about 10 MIN. WALK TO LRT WEST, this upgraded bungalow has SEPARATE ENTRANCES, 2 new separate kitchens and 2 IN-UNIT LAUNDRY, all new plumbing from the ground up, separate HVAC w/ 2 new hi-efficient furnaces and complete new ductwork, upgraded electrical incl new panels, nice brick pavers hard landscaping with concrete pad to park 2 cars off alley, newer windows and new flooring throughout, MAIN FLOOR OPEN CONCEPT LAYOUT & Quartz countertop. Call today to view: LIVE UP, RENT DOWN LEGALLY to offset mortgage (due to legal revenue from the suite, qualifying is easier). NOTE NEW R-CG ZONING on 45FT X 125 FT LOT also allows future rebuilding for various potentials which you can see is already lined up on the next door neighbors so great future holding plus current financial flexibility with awesome SW location by 17 Ave SW has so much going for it, don't miss this one!!**

Inclusions: **2 washer/dryer stacked, 2 fridges, 2 stoves, 2 dishwashers, 1 hoodfan, 1 microwave hoodfan**

Property Listed By: **Grand Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













