



THE
A-TEAM

**RE/MAX
FIRST**

206 43 Avenue, Calgary T2S 1A9

MLS®#: **A2195138**

Area: **Parkhill**

Listing Date: **02/17/25**

List Price: **\$999,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Full Duplex**
City/Town: **Calgary**
Year Built: **1961**

Lot Information

Lot Sz Ar: **5,478 sqft**
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **1,983**
Low Sqft:
Ttl Sqft: **1,983**

DOM

5

Layout

Beds: **6 (4 2)**
Baths: **4.0 (4 0)**
Style: **Bungalow,Side by Side**

Parking

Ttl Park: **4**
Garage Sz: **2**

Back Yard
Additional Parking,Driveway,See Remarks,Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stucco,Wood Frame,Wood Siding**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Other**
Int Feat: **Built-in Features,See Remarks,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	5`6" x 8`5"
Dining Room	Main	11`4" x 10`7"
Living Room	Main	15`4" x 13`5"
3pc Bathroom	Basement	3`11" x 6`10"
Laundry	Basement	4`1" x 11`10"
Library	Basement	8`6" x 8`10"
Bedroom	Main	9`0" x 11`7"

Room	Level	Dimensions
Bedroom	Main	8`9" x 11`9"
Kitchen	Main	10`9" x 12`9"
Bedroom - Primary	Main	11`0" x 11`9"
Bedroom	Basement	10`3" x 10`2"
Game Room	Basement	9`11" x 14`8"
3pc Bathroom	Main	5`6" x 8`6"
Dining Room	Main	8`11" x 7`1"

Kitchen
Bedroom - Primary
Bedroom
Library

Main
Main
Basement
Basement

10`10" x 12`8"
10`11" x 11`9"
10`2" x 10`0"
8`6" x 14`4"

Living Room
3pc Bathroom
Game Room

Main
Basement
Basement

15`5" x 17`1"
3`11" x 5`9"
10`2" x 14`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

7808HH

Remarks

Pub Rmks:

FULL DUPLEX available in desirable Parkhill (one title). **AMAZING opportunity to buy LAND** in inner city now, rent both sides - or live here yourself & share costs + hold for future redevelopment. 55 x 100 ft lot. Basements are fully developed & have separate entrances: allowing possibility of adding 2 suites (subject to approval & permission by the city/municipality) - increasing the investment value! 1/2 duplexes selling in Parkhill for \$525-595. **NO** condo fees! **WALK** to Stanley Park in mins. Located along Elbow River in SW Calgary, Stanley Park is a favourite destination for walking, running, picnicking, swimming, canoeing, tobogganing & lawn bowling. Ball Diamonds, Tennis, Pickleball. Direct access to the city's pathways & river network. 30 min walk to Mission/4th Street & all amenities, shopping, restaurants this vibrant area offers! Walk, bike, drive or take transit **EASILY** downtown! Close to Stampede Grounds! Airport easy 20 min drive. Close to LRT, Transit routes, Chinook centre. So many cool new breweries nearby in the "Barley Belt"! Roxboro off leash park close by. Take a walk around this neighbourhood & appreciate the growth. Homes selling here in the millions! **WHOLE** property measures at 3205.97 dev sq ft - 6 beds, 4 baths, 2 garages (upper=1983.78, lower=1222.19. 208 Side = 1598.63 dev sq ft (upper & lower), 3 beds, 2 baths, single garage. 206 Side = 1607.34 dev sq ft (upper & lower), 3 beds, 2 baths, single garage. You will appreciate refinished HW flooring on mn floors. The natural light & bright sunshine floods into both these upper level units & makes main level living/dining areas so welcoming!!!! Both sides have **LARGE** bedrooms, updated bathrooms. Both basements include large rec rooms, laundry, third bedrooms with **EGRESS** windows, full bathrooms & direct access to convenient attached single garages. Each side has a separate meter allowing utilities to be paid directly by each side/tenants. Roof, appliances, furnaces, hot water tanks = 2014. **NEW** fridge on 208 side. **NEW** washer/dryer on 206 side. Each side offers access to an amazing, private backyard space that is fully fenced. Your plants, dogs and/or kids will love it! Driveways offer parking for 2 cars on each side + loads of street parking. 206 has lower level tenant in place-till Aug 2025. Single male. Rent is \$650.00/mth + 20% of utilities. Would love to stay! Home is **NOT** in the Flood Zone. Call your favorite agent to view this opportunity today! **2025 HOT WATER TANKS** both sides.

Inclusions:

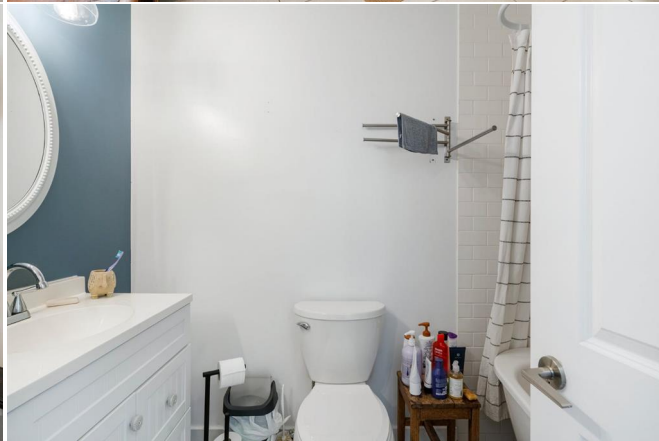
Dishwasher (2), Refrigerator (2), Electric oven (2), Microwave (2), Hood fan (2), Washer (2), Dryer (2), Garage opener(2) and controls (2), Window coverings (excluding drapes) Barbecue and 2 tanks

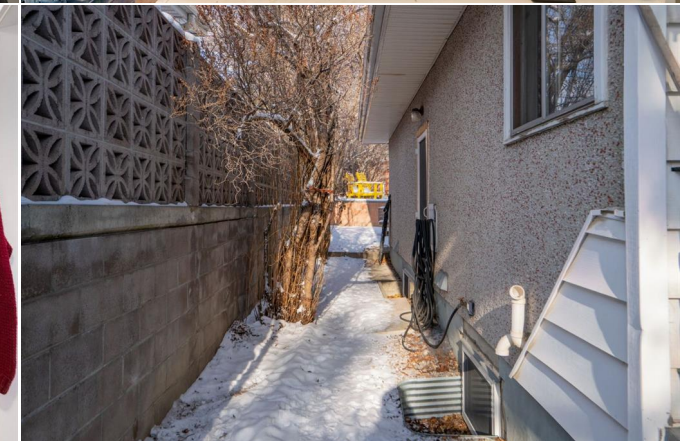
Property Listed By:

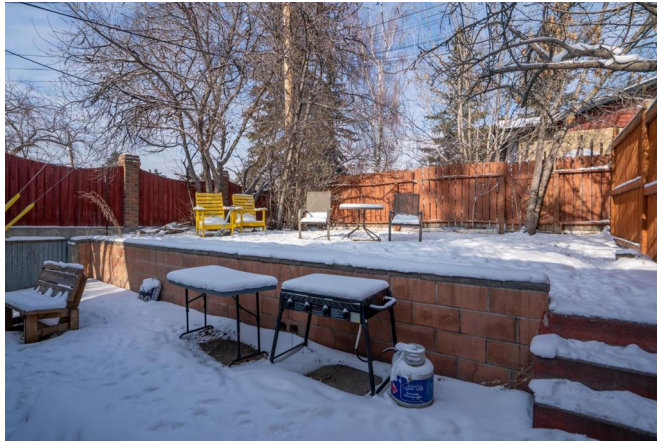
Royal LePage Benchmark

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









208 43 Ave SW, Calgary, AB

Main Building: Total Exterior Area Above Grade: 1983.79 sq ft

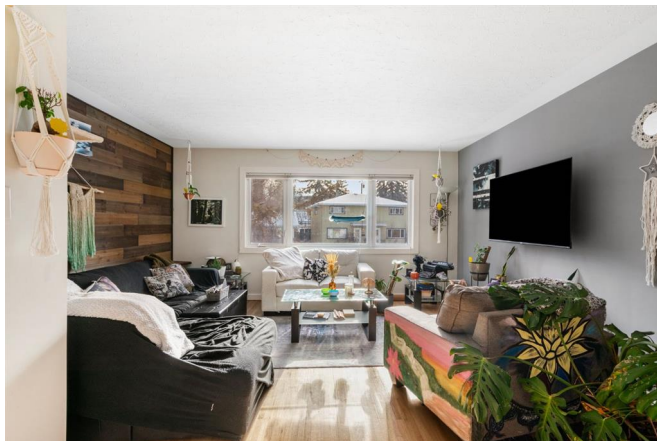


208 43 Ave SW Main Floor
Exterior Area: 1983.79 sq ft

208 43 Ave SW Basement (Below Grade)
Exterior Area: 1983.79 sq ft

Walls, windows and included from total floor area in GLEDE floor plan. All room dimensions and floor areas must be considered approximations and are subject to independent verification.

PREPARED BY: **EKGUIDE**







208 43 Ave SW, Calgary, AB

Main Building, Total Exterior Area Above Grade 1983.79 sq ft



208 43 Ave SW Main Floor
Exterior Area 1983.79 sq ft



208 43 Ave SW Basement (Below Grade)
Exterior Area 1042.10 sq ft



PREPARED: 2020/01/17

Notes: Regions not included from floor area in CLUCIC floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

