

\$469,900 - 915 43 Street Se, Calgary

MLS® #A2112878

\$469,900

4 Bedroom, 2.00 Bathroom, 934 sqft

Residential on 0.08 Acres

Forest Lawn, Calgary, Alberta

LEGAL SUITE ALERT! This is not a drill, this is a RARE INVESTMENT OPPORTUNITY and your chance to become the new owner of this up/down half duplex revenue property. This property offers you peace of mind knowing that your secondary suite is totally legal. You can live up and rent down, or rent out the entire home. This half duplex is excellently situated on a quaint street just a few steps away from an awesome newer playground and is just minutes to amenities like Marlborough Mall, public transit including busses & the C-train, many schools, swimming pools/fitness centers, parks, grocery stores and tasty restaurants and shops along International Avenue (17th Ave SE). The open concept 2 bedroom, 1 bath main floor suite includes a welcoming front foyer that leads into the inviting living room with vaulted ceiling and a charming wood burning stove which is great for cooler days and creating a cozy ambiance. You'll find gleaming refinished natural hardwood floors and new paint throughout this level. The recently renovated kitchen features gorgeous quartz countertops and is located directly across from the well-appointed dining area with an upgraded light fixture and lots of room for entertaining. You'll find an updated 4-piece bathroom as you make your way towards the bedrooms which includes a new vanity with quartz countertop. 2 spacious bedrooms each with closets and vaulted ceilings finish the main floors offerings. There is a door that connects the upper and lower



levels for those wanting to use who wish to occupy the entire house without using it as two separate suites. A common laundry area and side yard can be accessed from upstairs as well as the side entrance. The lower 2 bedroom, 1 bath LEGAL suite features an extremely functional and open floorplan with newer vinyl flooring throughout. The kitchen has been upgraded and is ideal for entertaining as it flows into the massive dining/living room making it great for hosting dinners and movie nights. You'll find two bedrooms and a 4-piece hall bathroom with new tub surround round out the floors offerings. The great sized lot features a sunny and ample sized West facing backyard with two rear parking spaces. There's plenty of street parking available out front as well for visitors. Further upgrades include a new electrical panel and many new windows. It's conveniently located only 5 minutes to Elliston Park (great for watching fireworks at Global Fest), 10 minutes to Downtown for those commuting to work and 15 minutes to the airport. It's near enough to hop on a bicycle and take advantage of the River pathways and ride to the eclectic Inglewood shopping/entertainment district on days off/weekends. It offers great access to Stoney, Barlow and Deerfoot trails. Make sure it's you who will be taking advantage of this fantastic opportunity by making this house your home or by adding this investment to your portfolio.

Built in 1967

Essential Information

MLS® #	A2112878
Price	\$469,900
Sold Price	\$480,000
Bedrooms	4
Bathrooms	2.00

Full Baths	2
Square Footage	934
Acres	0.08
Year Built	1967
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	915 43 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 1M2

Amenities

Parking Spaces	2
Parking	Off Street, Stall

Interior

Interior Features	No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vaulted Ceiling(s)
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Low Maintenance Landscape, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 8th, 2024
Date Sold March 27th, 2024
Days on Market 19
Zoning R-C2
HOA Fees 0.00

Listing Details

Listing Office CIR Realty

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