

# \$1,025,000 - 921 & 923 43 Street Sw, Calgary

MLS® #A2168786

**\$1,025,000**

10 Bedroom, 4.00 Bathroom, 1,985 sqft

Residential on 0.08 Acres

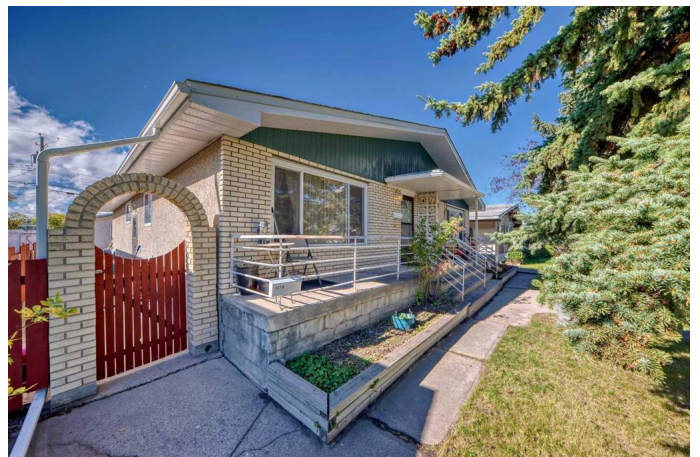
Rosscarrock, Calgary, Alberta

FULL SIDE-BY-SIDE DUPLEX (With 1 Basement illegal Suite) and Separate Titles! This property generates \$60,000 in annual revenue with plenty of room to increase rents. Featuring a newer roof and windows, the property boasts a west-facing backyard adjacent to greenspace and a school. All units have in-suite laundry for added convenience. Unit 921 rents for \$2,400/month and offers 5 bedrooms, 2 full bathrooms, a fully finished basement, and over 1,800 sqft of living space. Unit 923A, fully renovated in 2016, rents for \$1,600/month and includes 3 bedrooms and 1 full bathroom. The lower level of Unit 923 has an illegal basement suite with 2 bedrooms and 1 full bathroom, renting for \$975/month. Additional highlights include a double detached garage and a fantastic inner-city location close to schools, parks, shops, public transit, and just minutes from downtown. Tenants are assumable, and the current rents are below market value. The property also includes an assumable mortgage at 2.19%, maturing on March 19, 2026.

Built in 1964

## Essential Information

MLS® #	A2168786
Price	\$1,025,000
Sold Price	\$1,040,000



Bedrooms	10
Bathrooms	4.00
Full Baths	4
Square Footage	1,985
Acres	0.08
Year Built	1964
Type	Residential
Sub-Type	Duplex
Style	Bungalow, Side by Side
Status	Sold

### Community Information

Address	921 & 923 43 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1A7

### Amenities

Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 26th, 2024
Date Sold	October 17th, 2024
Days on Market	21
Zoning	R-CG
HOA Fees	0.00

**Listing Details**

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.