

A & B, 927 43 Street SW
Calgary, Alberta

MLS # A2247057

\$949,900

Division:	Rosscarrock		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,730 sq.ft.	Age:	1963 (62 yrs old)
Beds:	8	Baths:	4
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, I		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

927 A&B 43rd Street SW is an updated and well-maintained side by side duplex located on a pleasant street in Rosscarrock backing on to the school yard of St. Michael's Junior High School (French Immersion). Each unit of this property features 865 sq. ft. on the main floor with fully finished basements and single garages. On the main floor there is spacious living and dining areas with vaulted ceilings, two bedrooms, a four-piece bathroom and functional kitchens. The lower levels both have two bedrooms, a three-piece. bathroom with laundry, a rec room and large storage rooms. Both units have great tenants in place that take pride in their homes. The West facing back yard is fenced and private. There are two more great schools within walking distance, easy access to transit for the quick commute downtown and close to the shopping and amenities of Westbrook Mall. This is a fantastic opportunity to live on one side and rent the other or benefit from the \$4000 of rental income from both units. Call today for your private viewing.