



GRASSROOTS
REALTY GROUP

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3815/3817 43 Street SW
Calgary, Alberta

MLS # A2240078



\$929,900

Division:	Glenbrook		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,284 sq.ft.	Age:	1967 (58 yrs old)
Beds:	6	Baths:	2 full / 2 half
Garage:	Alley Access, Off Street, On Street, Outside, Parking Pad, Stall		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Garden, Interior Lot,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Separate Entrance, Storage, Vinyl Windows		

Inclusions: n/a

Legal Duplex in Glenbrook — Updated | 6 Beds | 4 Baths | 4 Parking Stalls Rare Three Bedrooms Up in Both Units Incredible opportunity in Glenbrook—this fully updated, legal duplex offers two completely self-contained units with separate entrances, private utilities, and over 2,280 sq ft of total living space. Whether you're an investor, a multi-generational family, or looking to live in one unit and rent the other, this property delivers exceptional flexibility and value. Each side features 3 spacious bedrooms, 1.5 bathrooms, refinished flooring, and updated stainless steel appliances. Key mechanicals have been professionally updated, including high-efficiency furnaces, two newer hot water tanks, a new roof (2022), and new windows (2024)—making this a true turn-key opportunity. Bonus: There's future potential to develop the basements, enhancing both functionality and rental income. Property Highlights include 1,145 sq ft (right) + 1,139 sq ft (left), 3 bedrooms & 1.5 bathrooms per unit, Completely separate units with private entrances, Separate furnaces, hot water tanks, and utilities, Refinished flooring & stainless steel appliances, Roof replaced in Dec 2022, new windows in 2024, 4 dedicated parking stalls + backyard, Basement development and in-unit laundry, short drive to MRU, downtown, shopping, transit & mountain routes This is the perfect fit for investors, multi-generational families, or buyers looking for live-up/rent-down flexibility. With major updates already done and additional potential to increase value, this is a rare find in one of Calgary's most convenient and desirable inner-city neighborhoods. Whether you're looking to expand your portfolio or live in style while building equity, this duplex is a rare, turn-key opportunity in a high-demand, high-growth area.

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