

\$929,900 - 3815/3817 43 Street Sw, Calgary

MLS® #A2240078

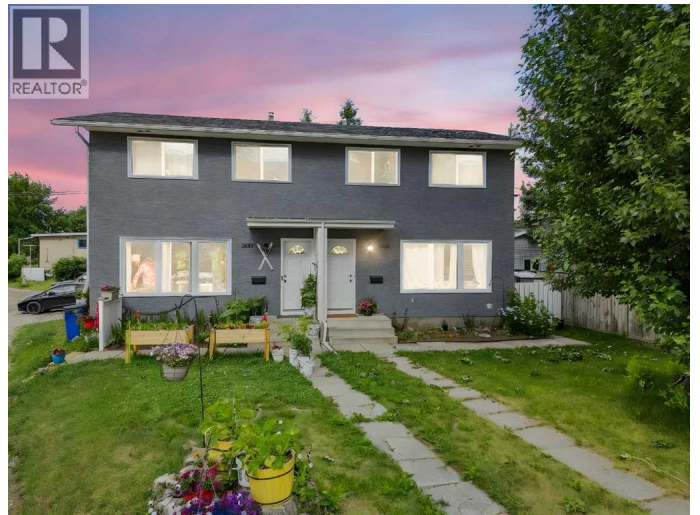
\$929,900

6 Bedroom, 4.00 Bathroom, 2,284 sqft

Multi-family on 0.14 Acres

Glenbrook, Calgary, Alberta

Legal Duplex in Glenbrook â€“ Updated | 6 Beds | 4 Baths | 4 Parking Stalls Rare Three Bedrooms Up in Both Units Incredible opportunity in Glenbrook â€“ 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) â€“ making this a true turn-key opportunity. Bonus: Thereâ€™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. (id:6289)

Built in 1967

Essential Information

Listing #	A2240078
Price	\$929,900
Bedrooms	6
Bathrooms	4.00
Half Baths	2
Square Footage	2,284
Acres	0.14
Year Built	1967
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	3815/3817 43 Street Sw
Subdivision	Glenbrook
City	Calgary
Province	Alberta
Postal Code	T3E3P8

Amenities

Amenities	Playground, Recreation Nearby, Schools, Shopping
Features	Treed, Back lane, PVC window, No Smoking Home
Parking Spaces	4
Parking	Other, Parking Pad, Street

Interior

Appliances	Washer, Refrigerator, Stove, Dryer
Heating	Natural gas Forced air

Cooling	None
# of Stories	2

Exterior

Exterior	Stucco
Exterior Features	Garden Area
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Century 21 Bamber Realty LTD.



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