

\$948,888 - 3815/3817 43 Street Sw, Calgary

MLS® #A2240078

\$948,888

6 Bedroom, 4.00 Bathroom, 2,284 sqft

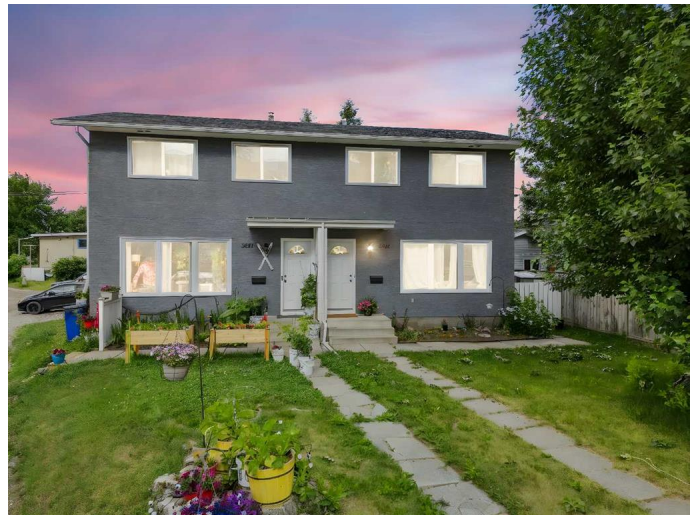
Residential on 0.14 Acres

Glenbrook, Calgary, Alberta

Legal Duplex in Glenbrook â€“ Updated | 6

Beds | 4 Baths | 4 Parking Stalls

Incredible opportunity in Glenbrookâ€”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.

Built in 1967

Essential Information

MLS® #	A2240078
Price	\$948,888
Bedrooms	6
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,284
Acres	0.14
Year Built	1967
Type	Residential
Sub-Type	Duplex
Style	2 Storey, Side by Side
Status	Active

Community Information

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

Amenities

Parking Spaces	4
Parking	Alley Access, Off Street, Parking Pad, Stall, On Street, Outside
# of Garages	4

Interior

Interior Features	No Smoking Home, Separate Entrance, Storage, Vinyl Windows
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Garden, Irregular Lot, Pie Shaped Lot, Street Lighting, Treed, Interior Lot, Triangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 16th, 2025
Days on Market	30
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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