

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

MLS® #A2240078

**\$929,900**

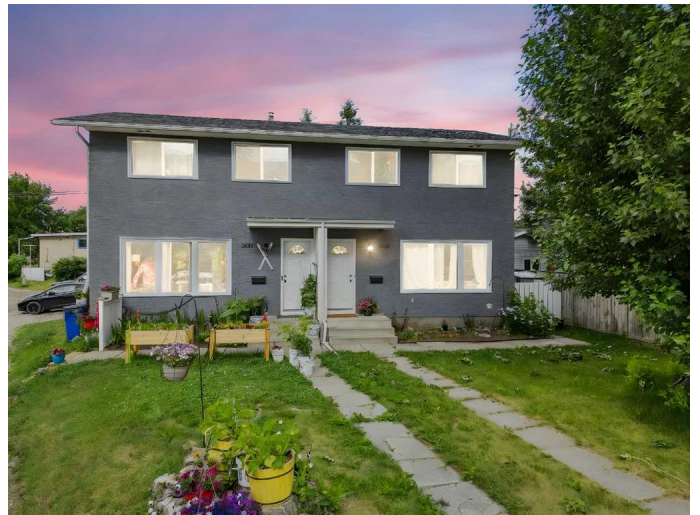
6 Bedroom, 4.00 Bathroom, 2,284 sqft

Residential on 0.14 Acres

Glenbrook, Calgary, Alberta

Legal Duplex in Glenbrook â€“ Updated | 6 Beds | 4 Baths | 4 Parking Stalls Rare Three Bedrooms Up in Both Units

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          | \$929,900              |
| 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 |
| Community   | Glenbrook              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3E3P8                 |

**Amenities**

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Parking Spaces | 4                                                                |
| Parking        | Alley Access, Off Street, Parking Pad, On Street, Outside, Stall |
| # 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, Garden, Interior Lot, Irregular Lot, Street Lighting, Treed, Triangular Lot, Front Yard, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                                                                                                     |
| Construction      | Stucco, Wood Frame                                                                                                                                  |
| Foundation        | Poured Concrete                                                                                                                                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 89              |
| Zoning         | R-CG            |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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