

# \$949,900 - A & B, 927 43 Street Sw, Calgary

MLS® #A2247057

## \$949,900

8 Bedroom, 4.00 Bathroom, 1,730 sqft

Residential on 0.14 Acres

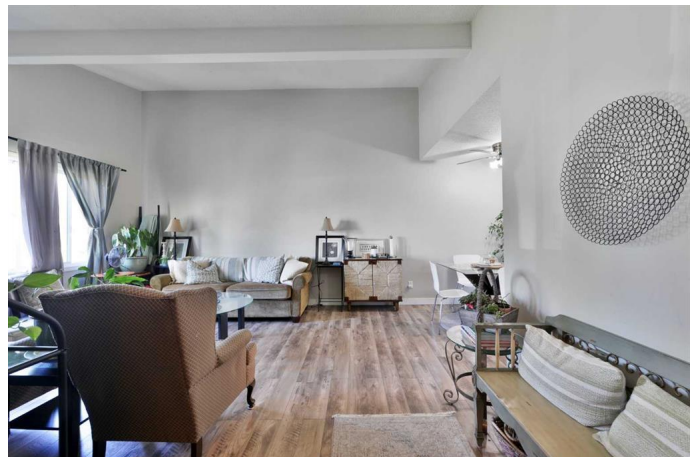
Rosscarrock, Calgary, Alberta

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.

Built in 1963

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2247057  |
| Price     | \$949,900 |
| Bedrooms  | 8         |
| Bathrooms | 4.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 4                      |
| Square Footage | 1,730                  |
| Acres          | 0.14                   |
| Year Built     | 1963                   |
| Type           | Residential            |
| Sub-Type       | Duplex                 |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | A & B, 927 43 Street Sw |
| Subdivision | Rosscarrock             |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3C 1Z8                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Single Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | No Smoking Home                            |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                    |
| Cooling           | None                                       |
| Has Basement      | Yes                                        |
| Basement          | Finished, Full                             |

### Exterior

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Playground, Private Entrance, Private Yard                                                                                                                              |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Level, No Neighbours Behind, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                                                                         |
| Construction      | Stucco, Wood Frame                                                                                                                                                      |
| Foundation        | Poured Concrete                                                                                                                                                         |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 12                |
| Zoning         | R-CG              |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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