203 42 Avenue SW

Calgary | Active | MLS® A2348856

$1,175,000









Bedrooms	Bathrooms	Year Built	Living area
8	**4**	**1961**	**2,683.66 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by REMAX Innovations

A closer look

RARE INVESTMENT OPPORTUNITY IN PARKHILL! Situated on an oversized 6,800+ sq ft lot in one of Calgary's most sought after inner city communities, this full duplex offers exceptional holding income today with tremendous future upside.
Each side features a spacious 3 bedroom upper suite and a 1 bedroom illegal basement suite, creating four income generating units in total. This property has experienced strong tenant demand with minimal vacancy over the years, making it an attractive opportunity for investors seeking reliable cash flow in a premier inner city location. Unit 203A (3 Bedroom, 1 Bathroom) has been recently updated with new stainless steel appliances.
Whether you're looking to renovate, hold as a long-term investment, or redevelop, the possibilities are endless. Located just minutes from downtown, stampede park, and the amenities along Macleod Trail, this property offers unmatched convenience with easy access to transit, shopping, dining, and major commuter routes.
Opportunities like this are rare. You could live in one unit and rent the other 3 units, or hold this property as a 4 unit rental building. This property combines immediate income with exceptional redevelopment potential. A true opportunity to secure long term value in Parkhill!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348856
Bedrooms	8
Bathrooms	4
Year Built	1961
Property Type:	Residential
Property Sub Type:	Full Duplex
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	2
Home Style:	Attached-Side by Side, Bungalow
Total Living Area:	2,683.66 sq. ft.

Lot Area:	6,845 sq. ft.
Lot Frontage:	65'
Front Exposure:	North
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall
Total Rooms Above Grade:	9
Year built:	1961 (Age: 65)
Bedrooms:	8 (Above Grd: 6)
Bedrooms Above Grade:	6
Bedrooms On Main:	6
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:4, Half:0)
Num Ensuite Baths:	0
Plan:	7808HH
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Hardwood, Laminate, Linoleum, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1

Fireplace Details:	Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Driveway, Single Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Unit, Laundry Room, Multiple Locations
City Quadrant:	Southwest
Community:	Parkhill
Appliances:	Dishwasher, Electric Range, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Bedroom · 10'8" × 9'8" ·
Main Floor	Bedroom - Primary · 13'3" × 12'5" ·
Main Floor	Kitchen · 13'10" × 9'1" ·
Main Floor	Dining Room · 10'11" × 7'6" ·
Main Floor	Living Room · 17'3" × 14'5" ·
Main Floor	Bedroom · 10'4" × 9'8" ·
Main Floor	Bedroom · 10'8" × 9'8" ·
Main Floor	Bedroom · 10'4" × 9'9" ·
Main Floor	Bedroom - Primary · 13'3" × 12'2" ·
Suite	Bedroom · 11' × 7'9" ·
Suite	Bedroom · 12'11" × 9'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Kitchen Island, Laminate Counters, Storage

Exterior Features:	Private Yard
Patio And Porch Features:	None
Lot Features:	Front Yard, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Sep 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/203-42-avenue-sw-calgary-a2348856/

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