211/213 43 Avenue SW

Calgary | Active | MLS® A2353581

$950,000









Bedrooms	Bathrooms	Year Built	Living area
6	**2**	**1956**	**2,434.8 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Explore the possibilities of this FULL DUPLEX, sitting on an outstanding 50-foot x 120-foot RC2 lot in the centrally located community of Parkhill. The property is move in ready including a total of 6 bedrooms, 2 bathrooms, beautiful hardwood floors, vinyl windows and New Asphalt shingles (roof) in 2026. Be sure to bring your imagination as you explore the options that this property presents for both short term or long term possibilities. Multi-generational living, immediate rental income or adding to your investment portfolio are all options when you own a property like this. Enjoy an excellent location within walking distance to the Stampede grounds, or to Stanley Park, which includes playgrounds, an outdoor pool and tennis courts. Enjoy convenient access to nearby amenities, public transit, and Chinook Mall, all making living here so much better. A rare opportunity to secure a versatile property in an established inner-city neighbourhood with outstanding potential!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353581
Bedrooms	6
Bathrooms	2
Year Built	1956
Property Type:	Residential
Property Sub Type:	Full Duplex
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	2,434.8 sq. ft.
Main Level Finished Area:	1,217 sq. ft.
Upper Level Finished Area:	1,217 sq. ft.

Acreage:	No
Lot Area:	5,887 sq. ft.
Lot Frontage:	50'
Front Exposure:	North
Unit Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	14
Year built:	1956 (Age: 70)
Bedrooms:	6 (Above Grd: 6)
Bedrooms Above Grade:	6
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	357GU
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Ceramic Tile, Hardwood, Vinyl

Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Alley Access, Off Street, On Street, Parking Pad
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement
City Quadrant:	Southwest
Community:	Parkhill
Appliances:	Dishwasher, Dryer, Electric Range, Gas Range, Microwave, Refrigerator, Washer, Window Coverings
Inclusions:	None
Restrictions:	None Known
Main Floor	Kitchen · 11' × 10'2" ·
Main Floor	Living Room · 20' × 11'4" ·
Main Floor	Dining Room · 11' × 8'8" ·
Main Floor	Foyer · 7'3" × 6'7" ·
Main Floor	Kitchen · 10'11" × 10'1" ·
Main Floor	Dining Room · 11'6" × 7'9" ·
Main Floor	Living Room · 19'11" × 11'4" ·
Main Floor	Foyer · 7'2" × 6'6" ·
2nd Floor	Bedroom - Primary · 14'9" × 10'2" ·
2nd Floor	Bedroom · 11'3" × 9'1" ·
2nd Floor	Bedroom · 11'4" × 8'9" ·
2nd Floor	Bedroom - Primary · 14'10" × 10' ·
2nd Floor	Bedroom · 11'4" × 9'1" ·

2nd Floor	Bedroom · 11'3" × 9' ·
2nd Floor	Walk-In Closet · 7'11" × 3'1" ·
2nd Floor	Walk-In Closet · 7'11" × 3'1" ·
Basement	Storage · 17'7" × 7'11" ·
Basement	Other · 18' × 13' ·
Basement	Furnace/Utility Room · 17'7" × 9'8" ·
Basement	Storage · 30'8" × 18' ·
Title to Land:	Leasehold
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Tennis Court(s), Walking/Bike Paths
Interior Features:	No Smoking Home, Storage
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Front Yard, Landscaped
Num. of Parcels:	0
Outbuildings:	Shed
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Oct 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/211-213-43-avenue-sw-calgary-a2353581/

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