2826 43 Street SW

Calgary | Active | MLS® A2352068

$1,190,000









Bedrooms	Bathrooms	Year Built	Living area
8	**4**	**1965**	**1,796.4 sq. ft.**

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Listed by RE/MAX First

A closer look

Welcome to 2826 43 Street SW. This full side-by-side LEGAL 4 plex offers four self-contained living spaces, making it an ideal opportunity for investors or owner-occupants looking to maximize rental income. Each side features 900 sq. ft. above grade, with 2 bedrooms, 1 full bathroom, and hardwood or LVP flooring throughout the upper level. Renovations to the upper units include stainless appliances (including dishwashers), tile, counters, and paint. Each bathroom has been renovated in the past few years. The fully developed legal basement suites, built in 2020, each offer an additional 2 bedrooms and 1 full bathroom. All units have full laundry rooms. Building improvements include new legal egress basement windows and weeping tile for added drainage protection. Additional updates include a roof approximately 6 years old, new fencing and sidewalks. Enjoy fenced backyards and two-car off-street parking. Situated on a quiet street in the desirable community of Glenbrook, this property offers an excellent opportunity to generate rental income from four separate living spaces or live in one unit while renting the others. All tenants are interested in staying and several have been there for 4-6 years.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352068
Bedrooms	8
Bathrooms	4
Year Built	1965
Property Type:	Residential
Property Sub Type:	Full Duplex
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	2
Num Illegal Suites:	0
Home Style:	Attached-Side by Side, Bungalow
Total Living Area:	1,796.4 sq. ft.
Main Level Finished Area:	1,796.4 sq. ft.

Below Grade Finished Area:	1,732.41 sq. ft.
Lot Area:	6,318 sq. ft.
Lot Frontage:	55'2"
Front Exposure:	West
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	8
Year built:	1965 (Age: 61)
Bedrooms:	8 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	4
Bedrooms Below Grade:	4
Bathrooms:	4.0 (Full:4, Half:0)
Num Ensuite Baths:	0
Plan:	3599JK
Heating:	Baseboard, Electric, Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Ceramic Tile, Hardwood, Vinyl Plank
Cooling:	None

Fireplaces:	0
Garage:	No
Parking:	Off Street
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement, In Unit, Main Level
City Quadrant:	Southwest
Community:	Glenbrook
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	Total of - Dishwasher (4), Dryer (4), Electric Stove (4), Microwave Hood Fan (4), Refrigerator (4), Washer (4)
Restrictions:	None Known
Main Floor	Bedroom · 12'2" × 8'9" ·
Main Floor	Kitchen · 13'8" × 10'7" ·
Main Floor	Living Room · 16'2" × 15'3" ·
Main Floor	Bedroom - Primary · 12'2" × 10'4" ·
Main Floor	Bedroom · 12'1" × 8'9" ·
Main Floor	Kitchen · 13'8" × 10'7" ·
Main Floor	Living Room · 16'2" × 15'5" ·
Main Floor	Bedroom - Primary · 12'3" × 10'4" ·
Basement	Bedroom · 10'10" × 8'9" ·
Basement	Kitchen · 10'10" × 8'1" ·
Basement	Living Room · 14'3" × 10'1" ·
Basement	Bedroom - Primary · 13'8" × 10'10" ·
Basement	Storage · 10'1" × 7'6" ·
Basement	Furnace/Utility Room · 12'9" × 4'4" ·

Basement	Bedroom · 13'8" × 10'8" ·
Basement	Bedroom · 10'9" × 8'10" ·
Basement	Kitchen · 10'9" × 8'2" ·
Basement	Living Room · 14'3" × 10'1" ·
Basement	Storage · 9'6" × 7'6" ·
Basement	Furnace/Utility Room · 13'2" × 4'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	Closet Organizers
Exterior Features:	None
Patio And Porch Features:	None
Lot Features:	Back Lane, Level, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-C2
Listed Date:	Oct 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2826-43-street-sw-calgary-a2352068/

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