

\$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

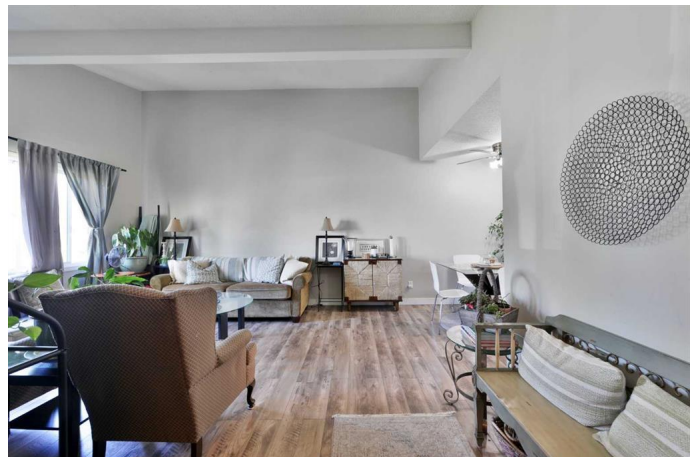
Rosscarrock, Calgary, Alberta

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	7
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.