

\$1,190,000 - 1434 & 1436 45 Street Sw, Calgary

MLS® #A2189018

\$1,190,000

0 Bedroom, 0.00 Bathroom, 1,753 sqft
Multi-Family on 0.16 Acres

Rosscarrock, Calgary, Alberta

****OPEN HOUSE: SAT MARCH 8th**

12:00pm-2:00pm Rare Revenue-Generating Full Duplex with 4 rental units!**

Opportunities like this donâ€™t come around often! This Legally Suited Duplex, registered with the City of Calgaryâ€™s Secondary Suite Registry, is an investorâ€™s dream. With 4 spacious 2-bedroom, 1-bathroom unitsâ€™each thoughtfully renovated to attract quality tenantsâ€™this property offers incredible income potential.

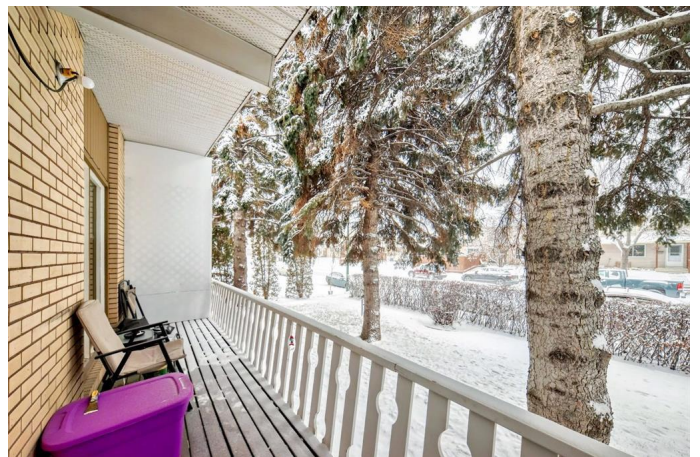
The bright upper units feature VAULTED CEILINGS and west-facing balconies, while the treed front lot offers great privacy.

Additionally, the lower suites come FULLY FURNISHED, making them perfect for long-term or short-term rental opportunities. Recent upgrades add to the appeal, including a NEW HOT WATER TANK (1434 side), a NEW ROOF (2019), electrical updates for baseboard heating in 1436B, and replacement windows in all bedrooms and kitchens. Gutter guards recently installed.

At the rear, youâ€™ll find two single-car garages plus two additional parking stalls, ensuring plenty of tenant parking.

Location is everything, and this property delivers! Just one block from the LRT on 17th Ave, tenants can reach downtown in 20 minutes while enjoying easy access to nearby schools, shopping, and daily essentials.

Check out the photo notes to guide your viewing, and contact your favourite Realtor for full rental details!



Built in 1965

Essential Information

MLS® #	A2189018
Price	\$1,190,000
Bathrooms	0.00
Square Footage	1,753
Acres	0.16
Year Built	1965
Type	Multi-Family
Sub-Type	Duplex
Style	Bi-Level, Side by Side
Status	Active

Community Information

Address	1434 & 1436 45 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2C2

Amenities

Parking Spaces	4
Parking	See Remarks, Stall, Alley Access, Garage Faces Rear, Single Garage Detached
# of Garages	2

Interior

Interior Features	Vaulted Ceiling(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas

Exterior

Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 7th, 2025
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Days on Market 34
Zoning H-GO

Listing Details

Listing Office CIR Realty

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