

\$375,000 - 1427 43 Street Ne, Calgary

MLS® #A2268401

\$375,000

5 Bedroom, 2.00 Bathroom, 1,023 sqft

Residential on 0.09 Acres

Marlborough, Calgary, Alberta

Investor Alert in Marlborough!

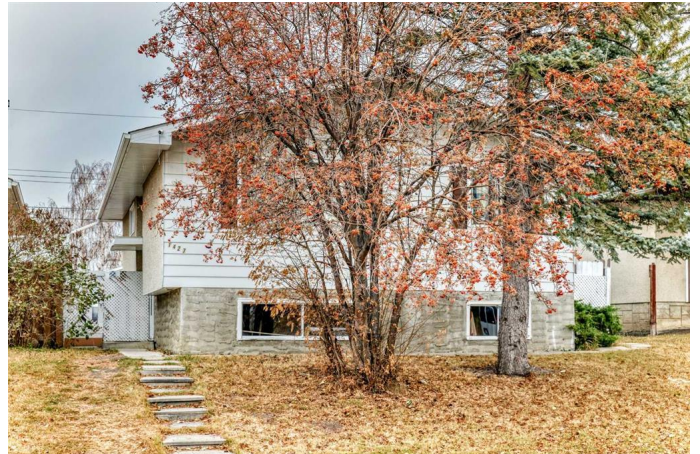
Opportunity knocks with this 1,023 sq ft bi-level home offering 3 bedrooms and 2 full bathrooms in the heart of Marlborough.

Situated on a quiet street with mature trees and easy access to schools, shopping, and transit, this property is brimming with potential for the right buyer.

The layout features a spacious main floor with generous living and dining areas, a functional kitchen, and three bedrooms. The partially finished lower level illegal suite includes 2 bedrooms, a second full bathroom, kitchen and a large rec room.

This home requires extensive renovation and is being sold as-is, where-is. Whether you're a seasoned investor, contractor, or buyer looking to build sweat equity, this is a prime opportunity to transform a diamond in the rough.

Great location - Bi-level layout with separate entry potential - Large lot with room park 3 vehicles - Close to amenities and major routes
Bring your vision and tools—this one won't last long!



Built in 1972

Essential Information

MLS® # A2268401

Price \$375,000

Bedrooms 5

Bathrooms	2.00
Full Baths	2
Square Footage	1,023
Acres	0.09
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	1427 43 Street Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 3L5

Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad, RV Access/Parking

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Laminate Counters, See Remarks
Appliances	Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Central, Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Gentle Sloping, Landscaped, Street Lighting, Paved
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2025
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Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
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