# \$515,000 - 2028 43 Street Se, Calgary

MLS® #A2208655

## \$515,000

3 Bedroom, 2.00 Bathroom, 1,416 sqft Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

\*\*PRICE REDUCED\*\*

Prime Location Close to All Amenities!

\*\*Open House\*\* Friday April.11.2025 12-2pm

& Sunday April.13.2025 2-4pm

Situated near 17th Ave restaurants, Sobeys, and public transportationâ€"including the C-Train, close to Stoney trail and mins to Deerfoot Trailâ€"this is an incredible opportunity for first-time home buyers, investors, and developers!

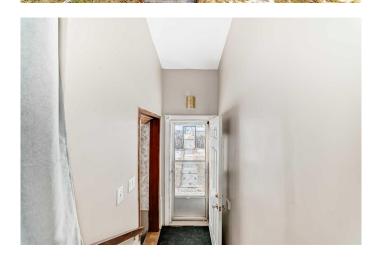
This HUGE 50' x 122' lot features a well-maintained 3 level split with over 1400 sq ft of living area. The exterior boasts stucco siding, while the interior showcases vaulted ceilings and natural hardwood flooring in the living room, dining room, and kitchen. The functional kitchen includes maple cabinets, a custom backsplash, and high ceilings. It opens into a spacious sunroom with newer laminate flooring and access to the fully fenced, landscaped east-facing backyard.

The upper floor offers three generous-sized bedrooms and a full three-piece bathroom. The finished basement provides a large rec room, an additional three-piece bathroom, and ample storage space.

The backyard is a standout feature, offering an oversized heated single garage with an extended office space, plus an extra parking







pad that accommodates RV parking or two additional vehicles.

Don't miss this incredible opportunityâ€"great location, great value!

\*\*MOTIVATED SELLER\*\*

Built in 1961

### **Essential Information**

MLS® # A2208655 Price \$515,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,416 Acres 0.14 Year Built 1961

Type Residential
Sub-Type Detached
Style 3 Level Split

Status Active

# **Community Information**

Address 2028 43 Street Se

Subdivision Forest Lawn

City Calgary
County Calgary
Province Alberta
Postal Code T2B1H3

## **Amenities**

Parking Spaces 2

Parking Alley Access, Oversized, Parking Pad, Single Garage Detached

# of Garages 1

### Interior

Interior Features Laminate Counters, Vaulted Ceiling(s)

Appliances Electric Stove, Microwave, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None Has Basement Yes

Basement Crawl Space, Finished, Full

### **Exterior**

Exterior Features None

Lot Description Back Lane, Back Yard, Few Trees, Front Yard, Low Maintenance

Landscape, Rectangular Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed April 4th, 2025

Days on Market 12

Zoning R-CG

# **Listing Details**

Listing Office Diamond Realty & Associates LTD.

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