

\$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 transportation including the C-Train, close to Stoney trail and mins to Deerfoot Trail 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.
----------------	----------------------------------

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.