

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

MLS® #A2191488

\$515,000

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

Forest Lawn, Calgary, Alberta

****PRICE REDUCED**** ****Open House Sunday**
April.6.2025** ****2pm-4pm****



Prime Location Close to All Amenities!

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® # | A2191488 |
| 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 | Oversized, Parking Pad, Alley Access, 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, Front Yard, Low Maintenance Landscape, Rectangular Lot, Few Trees |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | February 2nd, 2025 |
| Days on Market | 60 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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