# \$535,000 - 2211 43 Street Se, Calgary

MLS® #A2233600

## \$535,000

3 Bedroom, 1.00 Bathroom, 1,148 sqft Residential on 0.01 Acres

Forest Lawn, Calgary, Alberta

Attention Builders and investors - WELCOME to this R-CG 50x122 ft Lot in the heart of forest lawn. This 1148 Sq Ft home with Double detached Car Garage is perfect for a Growing Family, Revenue Property and Future Development. Bright and Spacious with 2 Side Entrances. Few UPGRADES are Furnace, Hot Water Tank & AC. New Shingles, Siding, Garage Doors, In Garage Concrete Floor & Roughed In. Welcome to Large Entrance into your Spacious Living Room, Dining Room, With Built in Cabinet, Kitchen with Back Splash and Stainless Steel Appliances, Pantry and Pull Out Shelves in a Lower Cabinet. Primary Bedroom Features 2 Closets, 2 Additional Bedrooms and Main Bath. Separate Side Entrance to Upstairs Kitchen, Lower Level and Back yard. Downstairs you will find a Rec Room with a Pool Table & Pool Cues, A Family Room and a Den Area. As well, A Cold Room tucked away between the Rec Room and Den. There is a Workshop, Laundry Room/Utility Room and a Partially Finished Bathroom. The West Back Yard is Sunny and Large with Double Car Garage with an Additional Parking Space . Private, Well Maintained and Ready for your Family! Please book your showing and own this beautiful house.







Built in 1960

#### **Essential Information**

MLS® # A2233600 Price \$535,000

Bedrooms 3 Bathrooms 1.00

Full Baths 1

Square Footage 1,148
Acres 0.01
Year Built 1960

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 2211 43 Street Se

Subdivision Forest Lawn

City Calgary
County Calgary
Province Alberta
Postal Code T2B 1H4

#### **Amenities**

Parking Spaces 4

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Bathroom Rough-in, Separate Entrance, Vinyl Windows

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator,

Washer/Dryer

Heating Forced Air Cooling Central Air

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Fire Pit, Private Yard

Lot Description Back Lane, Back Yard, City Lot, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed June 22nd, 2025

Days on Market 12

Zoning R-CG

## **Listing Details**

Listing Office TREC The Real Estate Company

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