

# \$499,999 - 2211 43 Street Se, Calgary

MLS® #A2252924

**\$499,999**

3 Bedroom, 2.00 Bathroom, 1,148 sqft

Single Family on 0.14 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 (AS IS). 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(Included), 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 fully Finished 3 pc 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. (id:6289)

Built in 1960

## Essential Information



Listing #	A2252924
Price	\$499,999
Bedrooms	3
Bathrooms	2.00
Square Footage	1,148
Acres	0.14
Year Built	1960
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### Community Information

Address	2211 43 Street Se
Subdivision	Forest Lawn
City	Calgary
Province	Alberta
Postal Code	T2B1H4

### Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, PVC window
Parking Spaces	4
Parking	Detached Garage
# of Garages	2

### Interior

Appliances	Refrigerator, Dishwasher, Stove, Washer & Dryer
Heating	Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

### Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	TREC The Real Estate Company
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