

\$549,888 - 1613 43 Street Sw, Calgary

MLS® #A2268030

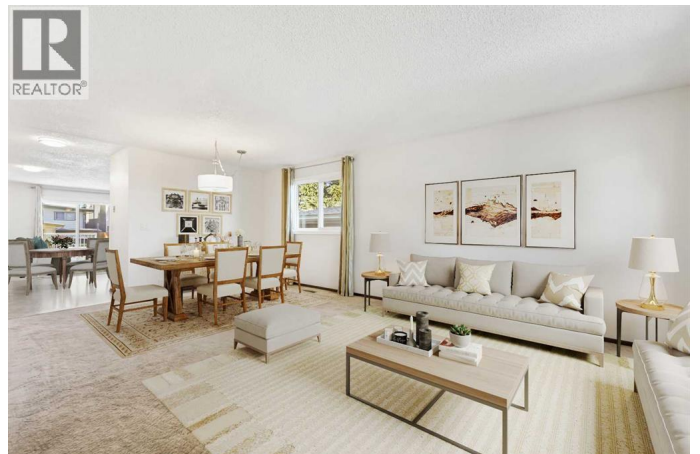
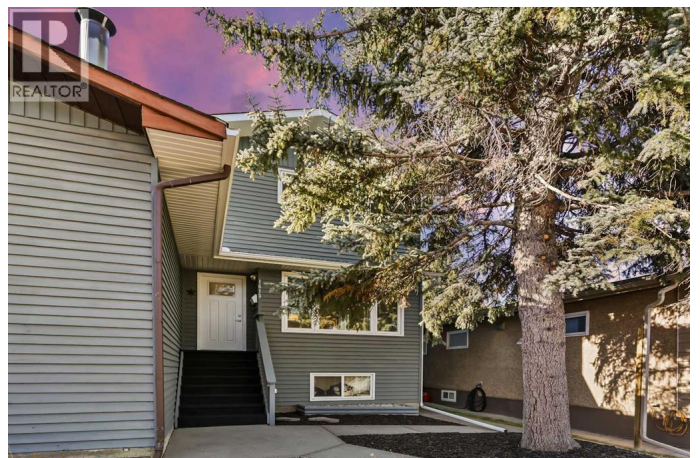
\$549,888

4 Bedroom, 2.00 Bathroom, 1,630 sqft
Single Family on 0.06 Acres

Rosscarrock, Calgary, Alberta

Welcome to this bright and spacious two-storey duplex tucked away on a quiet cul-de-sac in the mature community of Rosscarrock. Attached only to a bungalow on one side, this home offers extra privacy with no shared bedroom walls. The main floor features a comfortable and open layout with a family room, living room, dining area, and an eat-in kitchen that flows nicely for everyday living and entertaining. It's been freshly painted throughout with updated lighting and has a convenient half bath for guests. Upstairs you'll find a large primary bedroom with a private Juliet balcony overlooking the mature, peaceful backyard. Two additional bedrooms complete the upper level, offering plenty of room for family or a home office. The basement adds even more flexibility, with a great rec room space, an additional bedroom area, rough-in plumbing for a future bathroom, and a large laundry and storage room ready for your finishing touches.

Outside, the private backyard is surrounded by mature trees and the front driveway provides parking for two vehicles. Set within walking distance of playgrounds, schools, City of Calgary LRT, shopping, and nearby police and fire services, this location offers both comfort and convenience. In the heart of Rosscarrock in southwest Calgary, this inner-city opportunity combines space, privacy, and value rarely found at this price point – a perfect spot for families or anyone looking to settle into a welcoming community. (id:6289)



Built in 1982

Essential Information

Listing #	A2268030
Price	\$549,888
Bedrooms	4
Bathrooms	2.00
Half Baths	1
Square Footage	1,630
Acres	0.06
Year Built	1982
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1613 43 Street Sw
Subdivision	Rosscarrock
City	Calgary
Province	Alberta
Postal Code	T3C2A5

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Cul-de-sac, Treed, Other, Back lane, Closet Organizers
Parking Spaces	2
Parking	Concrete, Other

Interior

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Dryer, Window Coverings
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Construction	Wood frame
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Foundation

Poured Concrete

Listing Details

Listing Office

KIC Realty



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