

# \$249,000 - E, 1408 43 Street Se, Calgary

MLS® #A2111803

**\$249,000**

3 Bedroom, 2.00 Bathroom, 538 sqft

Residential on 0.00 Acres

Forest Lawn, Calgary, Alberta

This Charming 3 bed, 1.5 bath bi-level townhouse exudes warmth and character. The kitchen has been recently renovated with S/S appliances and offers ample cupboard/counter space. The main floor is open and consists of a good sized dining area plus a huge living room with a cozy wood burning fireplace plus access to a large balcony and 2pc bath. The lower level consists of 3 good sized bedrooms, a 4pc bath plus a separate laundry area. This well kept home comes with 1 parking stall (# E) and is located close to schools, parks, shops, restaurants, public swimming, City transit and a quick 10 minute drive to Downtown. NOTE: This unique townhouse is legally registered as a condominium but operates with ZERO CONDO FEES AND NO CONDOMINIUM ASSOCIATION.

Built in 1976

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2111803  |
| Price          | \$249,000 |
| Sold Price     | \$235,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 538       |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 1976          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | Bi-Level      |
| Status     | Sold          |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | E, 1408 43 Street Se |
| Subdivision | Forest Lawn          |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2A 5E7              |

### Amenities

|                |                   |
|----------------|-------------------|
| Amenities      | Other             |
| Parking Spaces | 1                 |
| Parking        | Off Street, Stall |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan                                             |
| Appliances        | Dryer, Electric Stove, Electric Water Heater, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                     |
| Cooling           | None                                                                                                        |
| Fireplace         | Yes                                                                                                         |
| # of Fireplaces   | 1                                                                                                           |
| Fireplaces        | Wood Burning                                                                                                |
| Has Basement      | Yes                                                                                                         |
| Basement          | Finished, Full                                                                                              |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony                          |
| Lot Description   | Back Lane, Back Yard, Landscaped |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding, Wood Frame         |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 3rd, 2024  |
| Date Sold      | March 14th, 2024 |
| Days on Market | 10               |
| Zoning         | M-C1             |
| HOA Fees       | 0.00             |

**Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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