

\$749,900 - 1604 43 Street Sw, Calgary

MLS® #A2148714

\$749,900

4 Bedroom, 2.00 Bathroom, 1,091 sqft

Residential on 0.13 Acres

Rosscarrock, Calgary, Alberta

****OPEN HOUSE Sat Aug 24**

(2-4pm)****Welcome to this beautifully maintained and charming bungalow located in the heart of Rosscarrock. The property falls under the R-C2 zoning, which permits single-family and two-family dwellings, as well as accessory dwelling units (ADUs). This home features a spacious floor plan with an abundance of natural light. The main floor boasts a cozy living room, a well-appointed kitchen, and a dining area perfect for family gatherings.**

The property includes three generously sized bedrooms and a full bathroom on the main level. The basement offers additional living space with a large family room, full kitchen, an extra bedroom, and another full bathroom, providing ample space for guests or a growing family, complete with separate exterior entrance.

The exterior of the home is equally impressive with a large, fenced backyard, perfect for outdoor activities and summer barbecues. The detached garage provides additional storage and parking space.

Situated in a prime location, this home is close to schools, parks, shopping centres, and public transportation, making it an ideal place for families and professionals alike. Only 10 minutes to the downtown core and walking distance to Westbrook Mall, Edworthy Park & Shaganappi Point Golf Course. Close to all amenities, and minutes to Sarcee Trail, Bow Trail and the LRT! Great for investors or



someone that wants to help pay their mortgage with the illegal suite downstairs.

Built in 1958

Essential Information

MLS® #	A2148714
Price	\$749,900
Sold Price	\$760,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,091
Acres	0.13
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1604 43 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2A4

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	See Remarks, Storage
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 11th, 2024
Date Sold	August 30th, 2024
Days on Market	50
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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