

\$525,000 - 2605 43 Street Se, Calgary

MLS® #A2154204

\$525,000

4 Bedroom, 2.00 Bathroom, 874 sqft

Residential on 0.13 Acres

Forest Lawn, Calgary, Alberta

Tastefully renovated bungalow with a 1-bedroom legal basement suite on a quiet mature street. Walk in to be greeted by the bright and sunny living room with original stone wood burning fireplace. You will find the updated kitchen at the back of the home, freshly updated with modern tile, stone counter tops and newer appliances. From the kitchen you have direct access to the large fenced backyard. Being West facing makes it great for gardening or enjoying sunny days outdoors. Upper level also offers 3 bedrooms and full bathroom. The primary bedroom is a very generous 110 sq ft and offers a large closet. Upper level has a lovely flow with new luxury vinyl plank flooring and neutral paint throughout. Lower level features the legal 1-bedroom legal basement suite also recently updated. Large storage area and laundry room also located on this level. Sitting on a large, treed lot with back laneway provides an opportunity to add a garage and/or a shop. Larger updates to this home include a brand-new roof, newer hot water tank and Nest thermostat. Steps from 3 schools, several greenspaces, transit and ample amenities this location is great for anyone looking for city living or an investment opportunity. The legal separate suite allows for multigenerational living, a mortgage helper to help qualify or a great investment for a savvy investor. Contact your Agent to book a viewing today!

Built in 1957



Essential Information

MLS® #	A2154204
Price	\$525,000
Sold Price	\$525,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	874
Acres	0.13
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2605 43 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1H6

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Parking Pad

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2024
Date Sold	August 14th, 2024
Days on Market	13
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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