

\$285,000 - 1, 1412 43 Street Se, Calgary

MLS® #A2165761

\$285,000

3 Bedroom, 2.00 Bathroom, 544 sqft

Residential on 0.21 Acres

Forest Lawn, Calgary, Alberta

BACK ON MARKET DUE TO FINANCING

Why Rent When You Can Own?

3 Bedrooms | 2 Bathrooms | No Condo Fees

Looking for a hard-to-find 3-bedroom townhome without condo fees at this price? Look no further! With less than \$15K down (5%), you could make this beautifully updated townhome yours!

Situated in Forest Lawn, one of Calgary's most vibrant and diverse communities, this home offers an unbeatable combination of affordability and convenience. Forest Lawn is known for its family-friendly atmosphere, proximity to schools, parks, restaurants, shopping, and easy access to public transit and major roads.

Key Features:

No condo fees – A rare find at this price!

Prime location near schools, parks, and transportation, with quick access to major highways.

Recent updates: Fresh paint, new deck platform and door, new basement flooring, and updated laminate countertops in the kitchen and bathrooms.

Major systems upgraded: Furnace and hot water tank replaced just a few years ago.

Perfect for first-time homebuyers, families, or investors looking for an affordable property with endless potential.

Why rent when you can own your dream home



for less than the cost of renting? Whether you're looking to settle down or add a great investment to your portfolio, this home is an opportunity you don't want to miss!

Contact me for a viewing today!

Built in 1976

Essential Information

MLS® #	A2165761
Price	\$285,000
Sold Price	\$303,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	544
Acres	0.21
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Sold

Community Information

Address	1, 1412 43 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E5E7

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	See Remarks
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Appliances	Electric Range, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot, Front Yard
Roof	Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 14th, 2024
Date Sold	October 2nd, 2024
Days on Market	18
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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