

\$345,000 - 522 43 Street Se, Calgary

MLS® #A2172379

\$345,000

3 Bedroom, 2.00 Bathroom, 1,081 sqft

Residential on 0.06 Acres

Forest Heights, Calgary, Alberta

Welcome to 522 43 St SE – Your Perfect Townhouse with NO CONDO FEES! This charming, fully finished townhouse offers over 1,434 sq. ft. of living space with a private fenced yard and paved parking – an exceptional opportunity for first-time buyers, investors, or families looking for a move-in-ready home in a quiet, convenient neighbourhood. Main Level: Step inside to a spacious entryway with a tiled boot room, leading into an open and functional layout featuring laminate flooring throughout. The bright living room boasts a large front window, creating a warm and inviting space. The kitchen comes equipped with stainless steel refrigerator/freezer, electric stove, microwave, dishwasher, hood fan with exterior ventilation, and a pantry, complemented by a dining area with a large window for added natural light. Upper Level: The upper floor includes three well-sized bedrooms, including a primary bedroom with a walk-in closet. The four-piece main bathroom features a shower fixture with a tile surround, a high-efficiency toilet, and modern sink hardware. LED lighting and vinyl windows complete the upper level. Lower Level: The fully finished basement adds incredible value with a home theatre, featuring carpet, a projection screen, and remote-controlled lighting. A three-piece bathroom includes a stand-up shower and macerator-equipped toilet. Additionally, the utility room offers a stackable LG high-efficiency washer and dryer,



pedestal storage, central air conditioning, a high-efficiency furnace (2010), and an operable hot water tank. Exterior Features: Enjoy your dedicated fenced yard, perfect for gardening, entertaining, or kids and pets. The property is Northwest-facing, situated on a flat site, and includes updated siding and windows (2020–2022). The eavestroughs and gutters have been replaced with screens to protect from debris. Additional Perks: The property features remote-operated lighting and projection in the home theatre for added convenience. It offers excellent privacy with no direct visibility from neighbouring homes. Located on a quiet street, it provides easy access to ample street parking. Fall cleanup has been completed, ensuring low-maintenance living. Don't miss this exceptional opportunity to own a spacious townhouse with no condo fees in an ideal location. Schedule your showing today!

Built in 1972

Essential Information

MLS® #	A2172379
Price	\$345,000
Sold Price	\$345,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,081
Acres	0.06
Year Built	1972
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	522 43 Street Se
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Subdivision	Forest Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 3E1

Amenities

Parking Spaces	1
Parking	Off Street, Stall, Parking Pad

Interior

Interior Features	See Remarks
Appliances	Electric Stove, Refrigerator, Washer/Dryer, Central Air Conditioner, Oven-Built-In, Microwave, Portable Dishwasher
Heating	Forced Air, Natural Gas, Central
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Front Yard, Level, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stucco, Mixed, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 14th, 2024
Date Sold	December 10th, 2024
Days on Market	22
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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