

# \$535,000 - 2211 43 Street Se, Calgary

MLS® #A2200530

## \$535,000

3 Bedroom, 1.00 Bathroom, 1,148 sqft

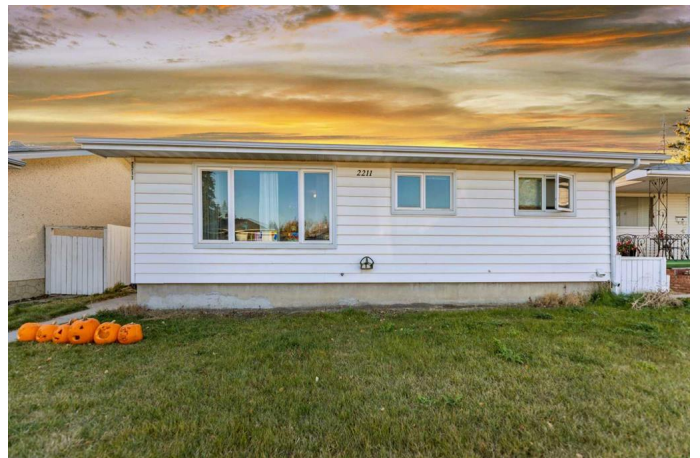
Residential on 0.01 Acres

Forest Lawn, Calgary, Alberta

Attention Builders and investors - WELCOME to this R-CG 50x122 ft Lot in the heart of forest lawn. This 1148 Sq Ft home with Double detached Car Garage is perfect for a Growing Family, Revenue Property and Future Development. Bright and Spacious with 2 Side Entrances. Few UPGRADES are Furnace, Hot Water Tank & AC. New Shingles, Siding, Garage Doors, In Garage Concrete Floor & Roughed In. Welcome to Large Entrance into your Spacious Living Room, Dining Room, With Built in Cabinet, Kitchen with Back Splash and Stainless Steel Appliances, Pantry and Pull Out Shelves in a Lower Cabinet. Primary Bedroom Features 2 Closets, 2 Additional Bedrooms and Main Bath. Separate Side Entrance to Upstairs Kitchen, Lower Level and Back yard. Downstairs you will find a Rec Room with a Pool Table & Pool Cues, A Family Room and a Den Area. As well, A Cold Room tucked away between the Rec Room and Den. There is a Workshop, Laundry Room/Utility Room and a Partially Finished Bathroom. The West Back Yard is Sunny and Large with Double Car Garage with an Additional Parking Space. Private, Well Maintained and Ready for your Family! Please book your showing and own this beautiful house.

Built in 1960

## Essential Information



MLS® #	A2200530
Price	\$535,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,148
Acres	0.01
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2211 43 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1H4

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Bathroom Rough-in, Separate Entrance, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot, City Lot
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 8th, 2025
Days on Market	62
Zoning	R-CG

### **Listing Details**

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.