

**B, 1412 43 Street SE
Calgary, Alberta**

MLS # A2179081



\$284,900

Division:	Forest Lawn		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	546 sq.ft.	Age:	1976 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.21 Acre		
Lot Feat:	Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: None

NO CONDO FEE bi-level duplex. Welcome to this well maintained and AFFORDABLE HOME WITH 3 BEDROOMS, 1.5 BATHROOMS in the SE in the community of FOREST LAWN. A great investment property or starter home with NO CONDO FEE. This unit is moved-in ready with no work need to be done and has a very convenient LOCATION within walking distance to schools, parks, aquatic centre, library, restaurants, shops and so much more. This bi-level unit is on the west side of a six-plex and has a private entrance with a fenced front yard. Open concept main level and a spacious living room and patio door access to a balcony. Completing this level is a half bathroom and kitchen. Downstairs are 3 bedrooms, all with closets and BIG windows, and a full 3 PC bathroom and a laundry room. Quick and easy access to 17th/International Avenue to Deerfoot Trail, Memorial Dr. and down town.