

520 43 Street SE
Calgary, Alberta

MLS # A2201219



\$349,900

Division:	Forest Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,168 sq.ft.	Age:	1972 (53 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Storage		

Inclusions: N/A

****Open House this Sunday, March 16th from 1:00-3:00 PM**** This freehold townhome (no condo fees) on a quiet street in Forest Heights offers an incredible opportunity for investors or a handyperson seeking a renovation project. This two-storey property features a spacious layout with 3 bedrooms, 2 full bathrooms, and nearly 1,800 square feet of developed living space. The main level greets you with a West-facing living room, a kitchen, and a generously-sized dining area. The upper level features 2 West-facing bedrooms, a third bedroom, and a 4-piece bathroom. The fully developed basement space offers a large rec. room, a 3-piece bathroom, a dedicated laundry room, and plenty of storage space. Additional features include a recently serviced furnace with a new circuit board, a newer roof (2015), and a new window in the dining room, providing peace of mind for the property's non-cosmetic components. Completing this property is a spacious lot that features a covered deck, a large West-facing deck and front yard, a private side yard, a storage shed, and a double parking pad. Located in the established community of Forest Heights, this home is within walking distance of nearby schools, shopping, parks, and restaurants, and offers easy access to nearby public transit and major road networks for quick daily commuting. These freehold townhomes rarely come to market so don't miss out on this incredible opportunity!