

**520 43 Street SE**  
**Calgary, Alberta**

**MLS # A2201219**



**\$349,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!