

**310 43 Street SE**  
**Calgary, Alberta**

**MLS # A2203535**



**\$399,649**

<b>Division:</b>	Forest Heights		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,179 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Yard, Gentle S		

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Shed

Location, Location, Location.....Hey Let's GO to GRANDMAS PLAYGROUND....Right across the QUIET street! She can supervise the Grandchildren from her GRANDMA CLEAN Family sized living room through the Newer Windows. Freshly painted and Laminate Flooring through out, Large Kitchen with a Bright Dinning room and Sliding glass doors leading to a SUNNY West facing Patio and Front yard. Professionally Developed basement with a Massive Family Room, Extra Bedroom, laundry room and Storage. Newer shingles 5 years ago....