



GRASSROOTS
REALTY GROUP

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1616 43 Street SW
Calgary, Alberta

MLS # A2239581



\$450,000

Division:	Rosscarrock		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	870 sq.ft.	Age:	1959 (66 yrs old)
Beds:	2	Baths:	2
Garage:	None, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: None

Outstanding opportunity in central Rosscarrock! Whether you're a first-time homebuyer or seeking a smart investment, this property offers exceptional value in a prime location. Situated on a quiet street, across from a park, and just a few blocks from the 45 Street LRT station, this home offers unbeatable convenience. This semi-detached home features approximately 1,600 sq. ft. of total living space. The main level includes an updated kitchen with stainless steel appliances, two bedrooms, a full bathroom, and a comfortable living area. The lower level offers a spacious recreation room, a second full bathroom (added in 2021), laundry area, and potential for two additional bedrooms (note: no egress windows). Some updates include a Bosch dishwasher (2019), new Samsung electric range (2021), and brand-new Whirlpool fridge (2025). The fully fenced yard enhances both privacy and functionality. A separation fence with the adjacent neighbour was built in 2017, and the roof was replaced that same year. Additional exterior improvements include a shed (2020) and a large deck (2023), perfect for enjoying the generously sized backyard. While the home could benefit from some additional TLC, it offers tremendous potential. Conveniently located near schools, shopping, parks, and less than 15 minutes from downtown Calgary. Why rent or pay condo fees when you can own a property with a private yard and the flexibility to upgrade as you choose? A great place to call home in a sought-after inner-city neighbourhood.