



GRASSROOTS
REALTY GROUP

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1828 43 Street SE
Calgary, Alberta

MLS # A2240868



\$535,000

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,286 sq.ft.	Age:	1962 (63 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s)		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	M-C1
Foundation:	Block	Utilities:	-
Features:	Dry Bar, No Animal Home, No Smoking Home		

Inclusions: N/A

Step back in time with this lovingly maintained 1962 original home, now ready for its next chapter. Zoned MC-1 sitting on a 50 x 121 lot. Solidly built with great bones, this property offers a rare opportunity to own a piece of local history in a well-established neighbourhood. Working together to plan for future growth and redevelopment, this community is seeing a revitalization. Inside, you'll find a spacious layout with generous room sizes, each of the 3 bedrooms are oversized, adding to the original character touches, and a sense of warmth that only decades of care can provide. While the home holds its vintage charm, it also presents a canvas for modern updates and personal touches. Whether you're a family looking to make it your own or an investor seeking a rewarding renovation project, this home's sturdy construction, functional floor plan, and desirable location set the stage for endless possibilities. Outside, the mature yard adds to the sense of privacy and tranquillity. With a little vision and creativity, this timeless property can be transformed into something truly special. Bring your ideas and unlock the potential of this classic home.