



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**4630 43 Street NE**  
**Calgary, Alberta**

**MLS # A2251270**



**\$725,000**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,753 sq.ft.	<b>Age:</b>	1986 (39 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan		

**Inclusions:** None

Welcome home to this spacious 2 story split with LEGAL BASEMENT SUITE for an extra income. Walk through the front doors to a living room with comfortable high vaulted ceilings. Hardwood floors on this level. Another living area with fireplace. Stainless steel appliances and plenty of cabinetry in the kitchen. Exit through the doors off the dining area to your spacious deck, perfect for the summer BBQs. Laundry and 2 piece washroom also on this floor. Upstairs you will find a comfortable master bedroom with his and her closets and a master ensuite. The other two bedrooms are on the other side of the full bath, giving some privacy. Large fenced backyard, plenty of space for your children to run around. Back lane with a gate in the fence that can be opened where you can park a small RV as well. Conveniently located close to all amenities: schools, playgrounds, Hospital, shopping, grocery, airport and LRT/public transportation. New furnace and hot water tank in 2024.