



**GRASSROOTS**  
REALTY GROUP

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**2035 43 Street SE**  
**Calgary, Alberta**

**MLS # A2254802**



**\$405,000**

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,184 sq.ft.	<b>Age:</b>	1968 (57 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Few Trees, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<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>	Open Floorplan		

**Inclusions:** NA

Attention builders, investors, and those looking to put in the work to create value, this property presents an incredible opportunity. Situated on a 50' by 122' lot with a desirable west-facing yard, this bungalow offers excellent potential. The main level includes a spacious and bright living room, two very large bedrooms that could easily be converted back into three bedrooms, and a generously sized kitchen that provides plenty of space for family meals and future upgrades. The basement is partially developed and already provides additional living area while still leaving ample room for you to design and complete it to your exact specifications, adding even more functionality to the home. The exterior of the property is just as impressive. The fully fenced yard provides a private setting that is ideal for summer barbecues, family gatherings, and outdoor entertaining. One of the standout features is the oversized triple garage and shop, which is fully insulated, drywalled, and equipped with high ceilings and heaters, making it a dream space for a mechanic, a car collector, or anyone in need of a serious workshop. This garage alone adds tremendous value to the property and sets it apart from most homes in the area. Opportunities like this rarely come available, and this property is priced to sell quickly. Do not miss your chance to create your vision and call your favourite Realtor today.