



GRASSROOTS
REALTY GROUP

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1613 43 Street SW
Calgary, Alberta

MLS # A2268030



\$549,888

Division:	Rosscarrock		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,630 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Driveway, Off Street, Stall		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, City Lot, Cul-De-Sac, Front Yard, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Mixed, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Bookcases, Chandelier, Closet Organizers, Laminate Counters, Storage, Track Lighting		

Inclusions: NA

Welcome to this bright and spacious two-storey duplex tucked away on a quiet cul-de-sac in the mature community of Rosscarrock. Attached only to a bungalow on one side, this home offers extra privacy with no shared bedroom walls. The main floor features a comfortable and open layout with a family room, living room, dining area, and an eat-in kitchen that flows nicely for everyday living and entertaining. It's been freshly painted throughout with updated lighting and has a convenient half bath for guests. Upstairs you'll find a large primary bedroom with a private Juliet balcony overlooking the mature, peaceful backyard. Two additional bedrooms complete the upper level, offering plenty of room for family or a home office. The basement adds even more flexibility, with a great rec room space, an additional bedroom area, rough-in plumbing for a future bathroom, and a large laundry and storage room ready for your finishing touches. Outside, the private backyard is surrounded by mature trees and the front driveway provides parking for two vehicles. Set within walking distance of playgrounds, schools, City of Calgary LRT, shopping, and nearby police and fire services, this location offers both comfort and convenience. In the heart of Rosscarrock in southwest Calgary, this inner-city opportunity combines space, privacy, and value rarely found at this price point — a perfect spot for families or anyone looking to settle into a welcoming community.