



GRASSROOTS
REALTY GROUP

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3, 1412 43 Street SE
Calgary, Alberta

MLS # A2273862



\$265,883

Division:	Forest Lawn		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	529 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Paved, Stall		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Level, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 0
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Primary Downstairs, Soaking Tub, Vinyl Windows		

Inclusions: NONE

Welcome to your new townhome with NO condo fees. This 3-bedroom, 1.5-bathroom gem is updated & move-in ready. You will appreciate & be comforted with \$11,000+ in new windows in 2023. You will have peace of mind knowing that a new H.W.T. was installed in 2025, a new furnace & Roof were upgraded around 2011. You will appreciate the great use of space and brightness in all the bedrooms on the lower level. You will also enjoy having a full recently updated bathroom & stackable laundry close to the bedrooms. Newer laminate flooring was installed throughout the home. The main level boasts of a huge living room with a feature fireplace. You have a separate dining area for meals and entertaining guests. The compact galley kitchen is practical, and the office computer room can be reconfigured very easily back into the walk-in pantry if you desire. This fine home has a nice rear balcony & private yard. Come soon & see for yourself. COMMUNITY: Forest Lawn & Forest Heights has a rich history dating back to 1910. Located just 6 km east of downtown, Forest Lawn is close to the Bow River, the Western Irrigation District Canal, a regional park, and major roadways, as well as the 17th Avenue commercial district, known as International Avenue. A major community development project was completed in September 2024. A revitalized park adjacent to the community center, this \$1.6 million project, includes a new inclusive playground, basketball courts, picnic areas, and a treed gathering space. Forest Lawn is also home to the revamped multi-million-dollar project on 17 Avenue SE commercial district, known as International Avenue, which features a diverse array of businesses, shops, and restaurants, particularly those serving international cuisines. The community is actively working on revitalization & community engagement, with

ongoing infrastructure improvements planned, including electrical upgrades & new irrigation systems at Elliston Park, scheduled to begin September 2, 2025. Additionally, the City of Calgary is designing new pathways and bikeways to better connect Forest Lawn and surrounding communities to key destinations. The community is served by several public & Catholic schools, including Forest Lawn Senior High, Jack James Senior High, Patrick Airlie Elementary, and Holy Trinity Elementary.