



1432 43 Street NE  
Calgary, Alberta

MLS # A2273869



**\$599,999**

**Division:** Marlborough

**Type:** Residential/House

**Style:** Bungalow

**Size:** 1,069 sq.ft. **Age:** 1972 (54 yrs old)

**Beds:** 5 **Baths:** 2 full / 1 half

**Garage:** Double Garage Detached

**Lot Size:** 0.09 Acre

**Lot Feat:** Back Lane, Back Yard

|                    |                                |                   |      |
|--------------------|--------------------------------|-------------------|------|
| <b>Heating:</b>    | Central                        | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Ceramic Tile, Vinyl Plank      | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                           | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Aluminum Siding , Vinyl Siding | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Chandelier, Quartz Counters    |                   |      |
| <b>Inclusions:</b> | None                           |                   |      |

This charming Marlborough bungalow blends the character of a mature neighborhood with modern updates throughout. Inside, you'll find a stylish fresh kitchen with trendy quartz counter tops & brand-new appliances upstairs, along with fresh paint throughout, new flooring , brand new kitchens, updated lighting throughout the home, and a fully renovated illegal basement with its own entrance and laundry. Major upgrades — including a new furnace, hot water tank, and plumbing — mean peace of mind for years to come. Brand new double garage. All that's left to do is move in and make it yours!