



GRASSROOTS
REALTY GROUP

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

1432 43 Street NE
Calgary, Alberta

MLS # A2280713



\$599,000

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		

Heating:	Forced Air
Floors:	Ceramic Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Aluminum Siding , Concrete
Foundation:	Poured Concrete
Features:	Kitchen Island, No Smoking Home, Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

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!