



**B, 1404 43 Street SE
Calgary, Alberta**

MLS # A2282751



\$285,000

Division:	Forest Lawn		
Type:	Residential/Other		
Style:	Bi-Level		
Size:	547 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard		

Heating: Fireplace(s), Forced Air

Floors: Ceramic Tile, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Unknown, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 0

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: NONE

Vacant & ready for you to move in NOW! Discover this inviting and budget friendly 6 duplex-style bi-level townhome located in the established community of Forest Lawn - perfect for homeowners and investors alike! The open-concept main level features a bright living room with a fireplace, a kitchen with new stainless steel appliances. This home offers 3 bedrooms, a new washer & dryer, and is located steps from a green space and playground, with schools, shopping, and transit. Whether you're looking for your first home, downsizing, or seeking an investment property with strong rental appeal, this gem has it all. Don't miss out on this exceptional home - CALL TODAY!