



GRASSROOTS
REALTY GROUP

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1432 43 Street NE
Calgary, Alberta

MLS # A2284160



\$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	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Concrete	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Welcome to this beautiful bungalow in the community of Marlborough, which offers LEGAL SUITE in the basement. You'll find a stylish, fresh kitchen with trendy quartz countertops & brand-new appliances upstairs, along with fresh paint throughout, new flooring, brand new kitchens, updated lighting throughout the home, and a renovated LEGAL 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!