



GRASSROOTS
REALTY GROUP

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1706 43 Street SE
Calgary, Alberta

MLS # A2285515



\$459,000

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	865 sq.ft.	Age:	1958 (68 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Shingle Siding, Stone	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Separate Entrance		

Inclusions: N/A

Welcome to this charming bungalow nestled in the vibrant community of Forest Lawn. Situated on a 50' x 122' lot and zoned MC-1, this property offers excellent flexibility and future development potential. The main level features three bright and spacious bedrooms with new windows, a large sun-filled living room perfect for entertaining, and a generously sized kitchen with plenty of space for family gatherings. The fully finished basement, complete with a separate side entrance, offers a self-contained illegal suite featuring two additional bedrooms, a full bathroom, and a second kitchen — ideal for extended family, multi-generational living, or rental income potential. Conveniently located within walking distance to Keeler School, Ernest Morrow School, and Forest Lawn High School, as well as a variety of restaurants, grocery stores, and public transportation. Don’t miss this incredible opportunity in a well-established, amenity-rich neighbourhood!