



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!