



**4711 43 Street SW**  
**Calgary, Alberta**

**MLS # A2301919**



**\$799,900**

<b>Division:</b>	Glamorgan		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	959 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Corner Lot		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** none

All APPROVED FOR DP & BP with full architectural drawings for the new owner or investor..... All ready to go!!!! This amazing opportunity offers a full 4plex with a 4 car detached garage on this amazing corner lot located in a desirable community of Glamorgan on the west side of Calgary. Just steps to public transit, close to Mount Royal University, schools, parks, playgrounds, grocery stores, restaurants, with only a 15 min drive to downtown and 45 min to the Rocky mountains. Tenant occupied on a month to month base.