



1604 43 Street SW
Calgary, Alberta

MLS # A2148714



\$749,900

Division:	Rosscarrock		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,091 sq.ft.	Age:	1958 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Storage		

Inclusions: Second Refrigerator, Stove & Dishwasher

Welcome to this beautifully maintained and charming bungalow located in the heart of Rosscarrock. The property falls under the R-C2 zoning, which permits single-family and two-family dwellings, as well as accessory dwelling units (ADUs). This home features a spacious floor plan with an abundance of natural light. The main floor boasts a cozy living room, a well-appointed kitchen, and a dining area perfect for family gatherings. The property includes three generously sized bedrooms and a full bathroom on the main level. The basement offers additional living space with a large family room, full kitchen, an extra bedroom, and another full bathroom, providing ample space for guests or a growing family, complete with separate exterior entrance. The exterior of the home is equally impressive with a large, fenced backyard, perfect for outdoor activities and summer barbecues. The detached garage provides additional storage and parking space. Situated in a prime location, this home is close to schools, parks, shopping centres, and public transportation, making it an ideal place for families and professionals alike. Only 10 minutes to the downtown core and walking distance to Westbrook Mall, Edworthy Park & Shaganappi Point Golf Course. Close to all amenities, and minutes to Sarcee Trail, Bow Trail and the LRT! Great for investors or someone that wants to help pay their mortgage with the illegal suite downstairs.