



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2617 43 Street SE
Calgary, Alberta

MLS # A2200856



\$549,000

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,071 sq.ft.	Age:	1957 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, RV Access/Parking, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Few Trees, Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: Refrigerator, Stove, Hood Fan, Washer, Dryer, Garage Door Opener (x2), 2 Sheds, Fire Pit, Built in-Dishwasher, Upper Kitchen Microwave, Basement Couch, TV stand, TV Wall Mount in Living Room, Basement TV, Stand Alone Closet in basement, Dining Room/Living Room Curtains and Blinds, Ceiling Fans (x2)

Open House This Sunday April 6th from 1- 2:30 pm. Endless possibilities await you in the heart of Forest Lawn! Nestled in a vibrant and family-friendly community, this charming bungalow presents an exceptional opportunity for investors, developers, or homeowners seeking a place to make their own. Step inside and discover a well-designed layout that features three spacious bedrooms upstairs and a fully developed basement with a separate entrance. The basement boasts a cozy wood-burning fireplace, the perfect spot to unwind after a long day. Hardwood flooring beneath the laminate adds timeless character to this solidly built home. The main features include a spacious living room, kitchen, and dining room area, all with ample room for entertaining. The lower level features a fourth bedroom, a family room with a wood-burning fireplace, a 4 piece bathroom, and plenty of storage space. The garage roof and door were upgraded (2016), a brand-new deck was added (2024). The oversized single detached garage has gas and electrical outlets and ample parking, with a front driveway that can fit two cars and double parking in the back. The bungalow's prime location near schools, restaurants, and amenities, coupled with its future development potential, makes it more than just a home—it's an investment in your future. Whether you plan to live, rent, or build, this bungalow offers the perfect opportunity for you.