



**GRASSROOTS**  
REALTY GROUP

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

**2028 43 Street SE**  
**Calgary, Alberta**

**MLS # A2208655**



**\$499,900**

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,416 sq.ft.	<b>Age:</b>	1961 (64 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Oversized, Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Low Maintenance Landscape,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Vaulted Ceiling(s)		

**Inclusions:** Window Coverings

**\*\*PRICE REDUCED\*\*** Prime Location Close to All Amenities! **\*\*Open House\*\*** Saturday April.19.2025 from 12-2pm Situated near 17th Ave restaurants, Sobeys, and public transportation&mdash;including the C-Train, close to Stoney trail and mins to Deerfoot Trail&mdash;this is an incredible opportunity for first-time home buyers, investors, and developers! This HUGE 50' x 122' lot features a well-maintained 3 level split with over 1400 sq ft of living area. The exterior boasts stucco siding, while the interior showcases vaulted ceilings and natural hardwood flooring in the living room, dining room, and kitchen. The functional kitchen includes maple cabinets, a custom backsplash, and high ceilings. It opens into a spacious sunroom with newer laminate flooring and access to the fully fenced, landscaped east-facing backyard. The upper floor offers three generous-sized bedrooms and a full three-piece bathroom. The finished basement provides a large rec room, an additional three-piece bathroom, and ample storage space. The backyard is a standout feature, offering an oversized heated single garage with an extended office space, plus an extra parking pad that accommodates RV parking or two additional vehicles. Don't miss this incredible opportunity&mdash;great location, great value! **\*\*MOTIVATED SELLER\*\***