



\$ 429,900.00

## 1711 43 STREET SE CALGARY

<https://paulbrinton.com>

Perfect opportunity to own a well located home nestled on a large M-C1 lot offering tons of green space in the front and back with mature trees, firepit, back deck, 2 separate entrances and single detached garage. This home boasts an illegal suite with 5 bedrooms and 2 full baths...

- 5 beds
- 2 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1145291

**Type:** Detached

**Bedrooms:** 5

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-12-01 19:57:13

**Bathrooms:** 2

**Bedrooms Above Grade:** 3

**Date added:** 09/08/21

**Lot size:** 6168 sq ft

**Year built:** 1958

**Parking:** Single Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Living Room,Stone,Wood Burning

**Exterior Features:** Fire Pit

**District:** CAL Zone E

**Interior Features:** Built-in Features

**Roof Type:** Asphalt Shingle

**Total Parking:** 3

**Flooring:** Carpet,Ceramic Tile,Hardwood,Laminate

**Community Features:** Schools Nearby,Playground,Shopping Nearby

**Fencing:** Partial

**Cooling:** None

**Lot Features:** Back Lane,Landscaped,Rectangular Lot,Sloped,Treed,Views

**Heating Type:** Forced Air,Natural Gas

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Levels:** One



**Laundry features:** Laundry Room, Lower Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 7

**Suite:** Suite - Illegal

**Frontage Metres:** 15.23M 50`0"

**Living Area SF:** 981.00

**Structure Type:** House

**Restrictions:** None Known

**Zoning:** M-C1

**List Price Square Foot:** \$ 458.61

**Photo Count:** 29

**Construction Materials:** Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Dryer,Electric Stove,Refrigerator,Washer

**Subdivision Name:** Forest Lawn

**Lot Size Acres:** 0.14

