



\$ 369,900.00

## 2613 43 STREET SE CALGARY

<https://paulbrinton.com>

FANTASTIC INVESTMENT OPPORTUNITY, or for the first-time home buyers...Located in the up and coming convenient community of FOREST LAWN!!! This charming bungalow has lots of space with hardwood floors throughout, three bedrooms up (one which is being utilized as an office and can be converted back), large living room and...

- 4 beds
- 2 baths
- Detached
- Residential
- Active

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**BASIC FACTS**

**Style:** Bungalow

**MLS ® #:** A1158276

**Type:** Detached

**Bedrooms:** 4

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**PROPERTY FEATURES**

**Garage YN:** Yes

**Flooring:** Ceramic Tile,Hardwood,Linoleum

**Exterior Features:** Dog Run,Private Yard,Storage

**District:** CAL Zone E

**Inclusions:** Portable dishwasher

**Lot Features:** Back Lane,Back Yard,Front Yard,Lawn,Landscaped,Level,Private

**Post Updated:** 2021-11-19 17:42:20

**Bathrooms:** 2

**Bedrooms Above Grade:** 2

**Date added:** 11/19/21

**Lot size:** 5810 sq ft

**Year built:** 1957

**Parking:** 220 Volt Wiring, Additional Parking, Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage, Insulated , Parking Pad, RV Access/Parking, Workshop in Garage

**Total Parking:** 5

**Community Features:** Park,Schools Nearby,Playground,Sidewalks,Street Lights,Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Ceiling Fan(s),Jetted Tub,Laminate Counters,No Smoking Home,Tankless Hot Water,Vinyl Windows

**Roof Type:** Asphalt Shingle



**Heating Type:** Central,High  
Efficiency,Natural Gas

**PROPERTY INFORMATION**

**Basement:** Full, Partially Finished

**Laundry features:** In Basement, Lower  
Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 5

**Suite:** No

**Frontage Metres:** 14.51M 47`7"

**Living Area SF:** 925.00

**Structure Type:** House

**Restrictions:** None Known

**Levels:** One

**Zoning:** R-C1

**List Price Square Foot:** \$ 399.89

**Photo Count:** 12

**Construction Materials:** Aluminum Siding  
,Stucco,Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Dryer,Electric Stove,Portable  
Dishwasher,Refrigerator,Tankless Water  
Heater,Washer,Water Softener,Window  
Coverings

**Subdivision Name:** Forest Lawn

**Lot Size Acres:** 0.13

