



\$ 589,900.00

## 3323 43 STREET SW CALGARY

<https://paulbrinton.com>

Solid Investment. A 50' wide lot that is zoned R-C2 with a LEGAL SUITE. The possibilities are abundant with rents covering the mortgage or perfect for infill redevelopment. Centrally located in the amazing community of Glenbrook. Features include; The LEGAL registered basement suite with separate entrance, the R-C2 zoning, the...

- 2 beds
- 1 bath
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1144869

**Type:** Detached

**Bedrooms:** 2

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-10-12 23:08:38

**Bathrooms:** 1

**Bedrooms Above Grade:** 2

**Date added:** 09/07/21

**Lot size:** 5748 sq ft

**Year built:** 1959

**Parking:** Double Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Flooring:** Carpet,Hardwood,Tile

**Exterior Features:** None,Private Entrance

**District:** CAL Zone W

**Interior Features:** See Remarks

**Roof Type:** Asphalt Shingle

**Total Parking:** 2

**Community Features:**

Park,Playground,Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Lot Features:** Back Lane,Back Yard,Rectangular Lot

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

## PROPERTY INFORMATION

**Basement:** Finished, Full, Separate/Exterior Entry, Suite

**Levels:** One

**Laundry features:** In Basement

**Zoning:** R-C2

**Transaction Type:** For Sale

**List Price Square Foot:** \$ 657.26



**Title Land:** Fee Simple

**Rooms Above Grade:** 5

**Suite:** Suite - Legal

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

**Living Area SF:** 920.33

**Structure Type:** House

**Restrictions:** None Known

**Photo Count:** 28

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

**Foundation:** Poured Concrete

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

**Subdivision Name:** Glenbrook

**Lot Size Acres:** 0.13

