1, 1412 43 Street SE
Calgary, Alberta

MLS # A2165761

$285,000

Division:	Forest Lawn		
Type:	Residential/Other		
Style:	Bi-Level		
Size:	544 sq.ft.	**Age:**	1976 (48 yrs old)
Beds:	3	**Baths:**	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.21 Acre		
Lot Feat:	Corner Lot, Front Yard		

Heating:	Forced Air	**Water:**	-
Floors:	Ceramic Tile, Laminate, Vinyl	**Sewer:**	-
Roof:	Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Concrete, Vinyl Siding	**Zoning:**	M-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions:	N/A

OPEN HOUSE SATURDAY SEP 14, 2024 12-3PM Why Rent When You Can Own? 3 Bedrooms | 2 Bathrooms | No Condo Fees Looking for a hard-to-find 3-bedroom townhome without condo fees at this price? Look no further! With less than $15K down (5%), you could make this beautifully updated townhome yours! Situated in Forest Lawn, one of Calgary's most vibrant and diverse communities, this home offers an unbeatable combination of affordability and convenience. Forest Lawn is known for its family-friendly atmosphere, proximity to schools, parks, restaurants, shopping, and easy access to public transit and major roads. Key Features: No condo fees – A rare find at this price! Prime location near schools, parks, and transportation, with quick access to major highways. Recent updates: Fresh paint, new deck platform and door, new basement flooring, and updated laminate countertops in the kitchen and bathrooms. Major systems upgraded: Furnace and hot water tank replaced just a few years ago. Perfect for first-time homebuyers, families, or investors looking for an affordable property with endless potential. Why rent when you can own your dream home for less than the cost of renting? Whether you're looking to settle down or add a great investment to your portfolio, this home is an opportunity you don't want to miss!   Contact me for a viewing today!