

**B, 1404 43 Street SE
Calgary, Alberta**

MLS # A2282751



\$285,000

Division: Forest Lawn

Type: Residential/Other

Style: Bi-Level

Size: 547 sq.ft. **Age:** 1976 (50 yrs old)

Beds: 3 **Baths:** 1 full / 1 half

Garage: Off Street, Stall

Lot Size: 0.03 Acre

Lot Feat: Back Yard

Heating: Fireplace(s), Forced Air

Water: -

Floors: Ceramic Tile, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Concrete, Unknown, Vinyl Siding, Wood Frame

Zoning: M-C1

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan

Inclusions: NONE

Vacant & ready for you to move in NOW! Discover this inviting and budget friendly 6 duplex-style bi-level townhome located in the established community of Forest Lawn - perfect for homeowners and investors alike! The open-concept main level features a bright living room with a fireplace, a kitchen with new stainless steel appliances. This home offers 3 bedrooms, a new washer & dryer, and is located steps from a green space and playground, with schools, shopping, and transit. Whether you're looking for your first home, downsizing, or seeking an investment property with strong rental appeal, this gem has it all. Don't miss out on this exceptional home - CALL TODAY!