

# \$515,000 - 2028 43 Street Se, Calgary

MLS® #A2208655

**\$515,000**

3 Bedroom, 2.00 Bathroom, 1,416 sqft  
Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

**\*\*PRICE REDUCED\*\*** **\*\*Open House Sunday  
April.6.2025\*\*** **\*\*2pm-4pm\*\***



Prime Location Close to All Amenities!

Situated near 17th Ave restaurants, Sobeys, and public transportation—including the C-Train, close to Stoney trail and mins to Deerfoot Trail—this is an incredible opportunity for first-time home buyers, investors, and developers!

This HUGE 50' x 122' lot features a well-maintained 3 level split with over 1400 sq ft of living area. The exterior boasts stucco siding, while the interior showcases vaulted ceilings and natural hardwood flooring in the living room, dining room, and kitchen. The functional kitchen includes maple cabinets, a custom backsplash, and high ceilings. It opens into a spacious sunroom with newer laminate flooring and access to the fully fenced, landscaped east-facing backyard.

The upper floor offers three generous-sized bedrooms and a full three-piece bathroom. The finished basement provides a large rec room, an additional three-piece bathroom, and ample storage space.

The backyard is a standout feature, offering an oversized heated single garage with an extended office space, plus an extra parking

pad that accommodates RV parking or two additional vehicles.

Don't miss this incredible opportunityâ€”great location, great value!

**\*\*MOTIVATED SELLER\*\***

Built in 1961

### **Essential Information**

MLS® #	A2208655
Price	\$515,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,416
Acres	0.14
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

### **Community Information**

Address	2028 43 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B1H3

### **Amenities**

Parking Spaces	2
Parking	Alley Access, Oversized, Parking Pad, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Laminate Counters, Vaulted Ceiling(s)
Appliances	Electric Stove, Microwave, Refrigerator, Washer/Dryer

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space, Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	Diamond Realty & Associates LTD.
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