



# 1515 43 Street Calgary Alberta

\$549,900

**\*\*SELLER CAN PROVIDE FLOOR PLANS MADE FOR 4 PLEX + 4 LEGAL SUITES FOR THIS LOT\*\*** Calling all investors, developers, and first-time homebuyers! Embrace an exceptional opportunity within the prestigious CMHC MLI SELECT PROGRAM with this outstanding property. Perfectly positioned on a generous 50' x 122' lot with coveted R-CG zoning, this home is a beacon of opportunity, promising lucrative returns and endless possibilities. ZONED FOR A 4 PLEX WITH 4 LEGAL SUITES(BASEMENT) FOR FUTURE DEVELOPMENT OR ITS A GREAT HOLDING PROPERTY WHERE YOU CAN RENT UP AND DOWN AND RENT THE GARAGE SEPARATELY (Illegal basement suite). Nestled in a vibrant community, this property offers unparalleled convenience, with diverse shops, delectable restaurants, reputable schools, and the newly minted rapid transit line just steps away. Step into this charming bungalow and discover its multifaceted appeal. Boasting an illegal suite, this residence presents not one, but two distinct rental opportunities, each with its own private entrance. The main floor exudes warmth and comfort, offering an ideal setting for a growing family. Sprawling living spaces, a thoughtfully designed kitchen, and three generously sized bedrooms provide the perfect backdrop for everyday living. Step outside into the expansive, fully fenced backyard, a sanctuary of greenery and tranquility, beckoning for leisurely afternoons and lively gatherings. Below, the basement illegal suite awaits, a secluded retreat offering privacy and independence from the main living quarters. With its own bedroom, bathroom, and living area, this space is ripe with potential for additional rental income or accommodation for extended family members. Illegal Suite. Adding to the allure is the double detached garage, providing secure parking for vehicles, along with extra space for an RV. Mature trees envelop the private yard, creating a serene oasis co...

4pc Bathroom Measurements not available

Recreational, Games room 7.87 M x 4.14 M

Kitchen 2.95 M x 2.52 M

Bedroom 3.53 M x 3.25 M

Living room 5.87 M x 4.09 M

Kitchen 2.52 M x 3.45 M

4pc Bathroom Measurements not available

Primary Bedroom 3.23 M x 3.48 M

Bedroom 2.52 M x 3.45 M

Bedroom 3.18 M x 2.44 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:

RE/MAX Real Estate (Central)



See

**Mirror**

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Dining room 2.39 M x 3.45 M