



## 522 43 Street Calgary Alberta

\$345,000

Welcome to 522 43 St SE - Your Perfect Townhouse with NO CONDO FEES! This charming, fully finished townhouse offers over 1,434 sq. ft. of living space with a private fenced yard and paved parking—an exceptional opportunity for first-time buyers, investors, or families looking for a move-in-ready home in a quiet, convenient neighbourhood. Main Level: Step inside to a spacious entryway with a tiled boot room, leading into an open and functional layout featuring laminate flooring throughout. The bright living room boasts a large front window, creating a warm and inviting space. The kitchen comes equipped with stainless steel refrigerator/freezer, electric stove, microwave, dishwasher, hood fan with exterior ventilation, and a pantry, complemented by a dining area with a large window for added natural light. Upper Level: The upper floor includes three well-sized bedrooms, including a primary bedroom with a walk-in closet. The four-piece main bathroom features a shower fixture with a tile surround, a high-efficiency toilet, and modern sink hardware. LED lighting and vinyl windows complete the upper level. Lower Level: The fully finished basement adds incredible value with a home theatre, featuring carpet, a projection screen, and remote-controlled lighting. A three-piece bathroom includes a stand-up shower and macerator-equipped toilet. Additionally, the utility room offers a stackable LG high-efficiency washer and dryer, pedestal storage, central air conditioning, a high-efficiency furnace (2010), and an operable hot water tank. Exterior Features: Enjoy your dedicated fenced yard, perfect for gardening, entertaining, or kids and pets. The property is Northwest-facing, situated on a flat site, and includes updated siding and windows (2020-2022). The eavestroughs and gutters have been replaced with screens to protect from debris. Additional Perks: The property featu...

Other 3.75 Ft x 3.00 Ft

Primary Bedroom 8.92 Ft x 13.50 Ft

Bedroom 10.00 Ft x 8.75 Ft

Bedroom 8.92 Ft x 10.00 Ft

4pc Bathroom 4.92 Ft x 7.92 Ft

3pc Bathroom 7.50 Ft x 3.75 Ft

Media 17.75 Ft x 10.42 Ft

Furnace 10.92 Ft x 11.17 Ft

Dining room 9.00 Ft x 8.00 Ft

Kitchen 9.17 Ft x 8.00 Ft

Living room 19.25 Ft x 11.17 Ft

Other 7.08 Ft x 4.00 Ft

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

Listing Presented By:



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