



522 43 Street Calgary Alberta

\$449,900

Welcome to a RARE NO CONDO FEE TOWNHOME! This townhome is FULLY RENOVATED AND HAS LOTS TO OFFER such as, TRIPLE PANE WINDOWS, CENTRAL A/C, a THEATRE ROOM and MORE! Step into the MAIN FLOOR and you will find a HUGE LIVING ROOM with an ELECTRIC FIREPLACE FEATURE! Also on the MAIN FLOOR is a BRAND NEW KITCHEN (WITH FLOOR TO CEILING KITCHEN CABINETS AND STAINLESS STEEL APPLIANCES) the KITCHEN overlooks the cozy DINING ROOM! On the UPPER FLOOR, you will find TWO GENEROUS SIZE ROOMS, A 4PC BATHROOM AND A HUGE THIRD BEDROOM (THIS IS THE MASTER BEDROOM). In the BASEMENT, you will find not only your LAUNDRY AREA and a 3PC BATHROOM but also a HUGE THEATRE ROOM perfect for MOVIE NIGHTS AND ENTERTAINING GUESTS! The LOCATION is UNBEATABLE, you are 15 MINUTES TO DOWNTOWN YYC, a stone's throw away to INTERNATIONAL AVENUE (which has MULTIPLE LOCAL RESTAURANTS AND GROCERY STORES) and are within WALKING DISTANCE TO MULTIPLE SCHOOLS AND PUBLIC TRANSIT! FULLY RENOVATED! NO CONDO FEES! A/C INCLUDED! THEATRE ROOM! (id:6769)

Media 17.83 Ft x 10.50 Ft

3pc Bathroom 7.50 Ft x 3.75 Ft

Living room 19.25 Ft x 11.17 Ft

Dining room 6.83 Ft x 8.00 Ft

Kitchen 11.25 Ft x 8.00 Ft

Bedroom 10.00 Ft x 11.17 Ft

Bedroom 9.00 Ft x 10.00 Ft

4pc Bathroom 4.92 Ft x 8.00 Ft

Primary Bedroom 9.00 Ft x 15.75 Ft

Listing Presented By:



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<https://www.sggrealestate.ca/>

RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

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