



## 904 43 Street Calgary Alberta

\$270,000

Very neat and clean 3 bedroom condo town house with very little condo fee \$100 a month only. Condo fee covers your insurance and garbage pick up snow removing , grass cutting in common area and outer maintenance. Lots of upgrades like new shingles in 2015, New fence and retaining wall in 2016, new windows and patios in 2017, new soffit, fascia, eave trough and stucco in 2017. new side walks in 2022. It is on bus route, walking distance to all 3 levels of schools, library, marl borough mall, 10 minutes drive to downtown, walking distance to forest lawn library and pool. and Lrt station. Please do not miss this one. Very good tenants since jan. 2021 paying \$1450 rent. Willing to stay. Even rent can be increased to \$1600.00 a month. ALL SHOWINGS ALLOWED ONLY 6 TO 7 PM DAILY. With 24 hours notice. (id:6769)

Primary Bedroom 2.40 M x 2.30 M

Bedroom 2.10 M x 2.10 M

Bedroom 2.00 M x 2.00 M

4pc Bathroom Measurements not available

Kitchen 2.30 M x 1.40 M

Living room 3.80 M x 2.30 M

2pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
Royal LePage Metro

**RE/MAX**

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

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net