



2240 43 Street Calgary Alberta

\$465,000

Welcome to this charming semi-detached duplex bi-level featuring 3 bedrooms and 2 full bathrooms with 1100 sq ft of total living space, ideal for a growing family. As you step inside, you'll be greeted by an inviting open-concept living room, bathed in natural light from the large west-facing windows. The cozy corner gas fireplace adds a touch of warmth and ambiance to the space, perfect for family gatherings. The living room opens up to a west-facing balcony, offering a delightful view of the front yard. The home boasts newer laminate vinyl plank flooring, providing a modern and durable finish. The spacious main floor 3 pc bathroom is a luxurious retreat with a deep soaker tub, allowing you to enjoy a spa-like experience at home. The bright kitchen and dining room area are perfect for family meals, with patio doors leading to an east-facing deck and a large backyard, perfect for children's playtime and outdoor activities. The single oversized garage is insulated and heated, making it a versatile space for a workshop or a cozy man cave. There's also a convenient side pad for motorcycle parking. The lower level features a bright primary bedroom with east-facing windows, two additional bedrooms, a 3-piece bathroom, and a laundry room with extra storage space. This home has been tastefully updated with newer vinyl plank flooring (2020), a new hot water tank (2018), a new washer (2023), and a newer roof (2019) on both the house and garage. With ample street parking available for visitors, hosting family and friends is a breeze. Located on a quaint street, this home is just steps away from a newer playground, making it ideal for families with young children. You'll also find nearby shops including Marlborough Mall and Walmart, public transit options including buses and the Ctrain, numerous schools, swimming pools, fitness centers, parks, grocery stores, and a variety of...

Primary Bedroom 9.92 Ft x 11.75 Ft

Bedroom 7.00 Ft x 9.33 Ft

Bedroom 7.00 Ft x 9.17 Ft

Laundry room 8.75 Ft x 9.25 Ft

3pc Bathroom 6.00 Ft x 7.58 Ft

Other 3.00 Ft x 3.00 Ft

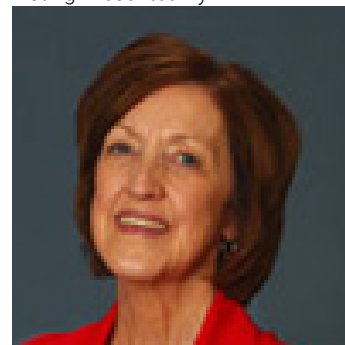
Kitchen 7.50 Ft x 12.75 Ft

Dining room 7.50 Ft x 11.25 Ft

Living room 12.75 Ft x 13.00 Ft

3pc Bathroom 5.83 Ft x 6.83 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

<http://www.justinhavre.com/>



REALTY

CIR

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270
cawarawa@shaw.ca