



2617 43 Street Calgary Alberta

\$559,000

Endless possibilities await you in the heart of Forest Lawn! Nestled in a vibrant and family-friendly community, this charming bungalow presents an exceptional opportunity for investors, developers, or homeowners seeking a place to make their own. Step inside and discover a well-designed layout that features three spacious bedrooms upstairs and a fully developed basement with a separate entrance. The basement boasts a cozy wood-burning fireplace, the perfect spot to unwind after a long day. Hardwood flooring beneath the laminate adds timeless character to this solidly built home. The main features include a spacious living room, kitchen, and dining room area, all with ample room for entertaining. The lower level features a fourth bedroom, a family room with a wood-burning fireplace, a 4 piece bathroom, and plenty of storage space. The garage roof and door were upgraded (2016), a brand-new deck was added (2024). The oversized single detached garage has gas and electrical outlets and ample parking, with a front driveway that can fit two cars and double parking in the back. The bungalow's prime location near schools, restaurants, and amenities, coupled with its future development potential, makes it more than just a home—it's an investment in your future. Whether you plan to live, rent, or build, this bungalow offers the perfect opportunity for you. (id:6769)

4pc Bathroom 6.75 Ft x 9.67 Ft

Other 3.50 Ft x 15.08 Ft

Bedroom 10.83 Ft x 10.92 Ft

Recreational, Games room 17.58 Ft x 34.08 Ft

Furnace 11.08 Ft x 9.75 Ft

Living room 13.25 Ft x 15.42 Ft

Kitchen 9.75 Ft x 15.67 Ft

Dining room 12.00 Ft x 9.83 Ft

Primary Bedroom 9.75 Ft x 11.58 Ft

Bedroom 10.00 Ft x 8.00 Ft

Bedroom 10.00 Ft x 9.08 Ft

5pc Bathroom 9.67 Ft x 5.00 Ft

Listing Presented By:



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<https://lindasellsyyc.com/>



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REALTY

149 West Lakeview Point , Calgary, AB,

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