



## 2028 43 Street Calgary Alberta

\$515,000

**\*\*PRICE REDUCED\*\* \*\*Open House Sunday April.6.2025\*\* \*\*2pm-4pm\*\*** Prime Location Close to All Amenities! Situated near 17th Ave restaurants, Sobeys, and public transportation—including the C-Train, close to Stoney trail and mins to Deerfoot Trail—this is an incredible opportunity for first-time home buyers, investors, and developers! This HUGE 50' x 122' lot features a well-maintained 3 level split with over 1400 sq ft of living area. The exterior boasts stucco siding, while the interior showcases vaulted ceilings and natural hardwood flooring in the living room, dining room, and kitchen. The functional kitchen includes maple cabinets, a custom backsplash, and high ceilings. It opens into a spacious sunroom with newer laminate flooring and access to the fully fenced, landscaped east-facing backyard. The upper floor offers three generous-sized bedrooms and a full three-piece bathroom. The finished basement provides a large rec room, an additional three-piece bathroom, and ample storage space. The backyard is a standout feature, offering an oversized heated single garage with an extended office space, plus an extra parking pad that accommodates RV parking or two additional vehicles. Don't miss this incredible opportunity—great location, great value! **\*\*MOTIVATED SELLER\*\*** (id:6769)

4pc Bathroom 9.00 Ft x 7.00 Ft

Bedroom 10.25 Ft x 8.08 Ft

Bedroom 9.08 Ft x 11.17 Ft

Primary Bedroom 12.58 Ft x 10.25 Ft

Recreational, Games room 19.50 Ft x 17.50 Ft

Laundry room 13.00 Ft x 4.50 Ft

3pc Bathroom 6.67 Ft x 4.25 Ft

Bonus Room 11.83 Ft x 19.58 Ft

Other 7.42 Ft x 9.58 Ft

Kitchen 9.50 Ft x 11.67 Ft

Dining room 8.08 Ft x 9.33 Ft

Living room 15.00 Ft x 16.25 Ft

Other 6.92 Ft x 3.50 Ft

Listing Presented By:



Originally Listed by:  
Diamond Realty & Associates LTD.



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