



## 1404 43 Street Calgary Alberta

\$285,000

Vacant & ready for you to move in NOW! Discover this inviting and budget friendly 6 duplex-style bi-level townhome located in the established community of Forest Lawn - perfect for homeowners and investors alike! The open-concept main level features a bright living room with a fireplace, a kitchen with new stainless steel appliances. This home offers 3 bedrooms, a new washer & dryer, and is located steps from a green space and playground, with schools, shopping, and transit. Whether you're looking for your first home, downsizing, or seeking an investment property with strong rental appeal, this gem has it all. Don't miss out on this exceptional home - CALL TODAY! (id:6769)

Laundry room 5.25 Ft x 4.92 Ft

Furnace 4.83 Ft x 4.67 Ft

Primary Bedroom 8.92 Ft x 8.92 Ft

Bedroom 8.42 Ft x 8.08 Ft

Bedroom 8.08 Ft x 6.67 Ft

4pc Bathroom 8.17 Ft x 4.92 Ft

Kitchen 7.92 Ft x 6.92 Ft

Dining room 11.08 Ft x 8.17 Ft

Living room 18.42 Ft x 12.17 Ft

Other 12.33 Ft x 3.50 Ft

2pc Bathroom 6.92 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bravo Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW, Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca