



# 1412 43 Street Calgary Alberta

\$284,900

NO CONDO FEE bi-level duplex. Welcome to this well maintained and AFFORDABLE HOME WITH 3 BEDROOMS, 1.5 BATHROOMS in the SE in the community of FOREST LAWN. A great investment property or starter home with NO CONDO FEE. This unit is moved-in ready with no work need to be done and has a very convenient LOCATION within walking distance to schools, parks, aquatic centre, library, restaurants, shops and so much more. This bi-level unit is on the west side of a six-plex and has a private entrance with a fenced front yard. Open concept main level and a spacious living room and patio door access to a balcony. Completing this level is a half bathroom and kitchen. Downstairs are 3 bedrooms, all with closets and BIG windows, and a full 3 PC bathroom and a laundry room. Quick and easy access to 17th/International Avenue to Deerfoot Trail, Memorial Dr. and down town. (id:6769)

Bedroom 8.33 Ft x 8.08 Ft

Bedroom 8.17 Ft x 6.58 Ft

Primary Bedroom 9.00 Ft x 8.92 Ft

2pc Bathroom .00 Ft x .00 Ft

3pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
Grand Realty

**RE/MAX Realty Professionals**

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

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