



1412 43 Street Calgary Alberta

\$265,883

Welcome to your new townhome with NO condo fees. This 3-bedroom, 1.5-bathroom gem is updated & move-in ready. You will appreciate & be comforted with \$11,000+ in new windows in 2023. You will have peace of mind knowing that a new H.W.T. was installed in 2025, a new furnace & Roof were upgraded around 2011. You will appreciate the great use of space and brightness in all the bedrooms on the lower level. You will also enjoy having a full recently updated bathroom & stackable laundry close to the bedrooms. Newer laminate flooring was installed throughout the home. The main level boasts of a huge living room with a feature fireplace. You have a separate dining area for meals and entertaining guests. The compact galley kitchen is practical, and the office computer room can be reconfigured very easily back into the walk-in pantry if you desire. This fine home has a nice rear balcony & private yard. Come soon & see for yourself. COMMUNITY: Forest Lawn & Forest Heights has a rich history dating back to 1910. Located just 6 km east of downtown, Forest Lawn is close to the Bow River, the Western Irrigation District Canal, a regional park, and major roadways, as well as the 17th Avenue commercial district, known as International Avenue. A major community development project was completed in September 2024. A revitalized park adjacent to the community center, this \$1.6 million project, includes a new inclusive playground, basketball courts, picnic areas, and a treed gathering space. Forest Lawn is also home to the revamped multi-million-dollar project on 17 Avenue SE commercial district, known as International Avenue, which features a diverse array of businesses, shops, and restaurants, particularly those serving international cuisines. The community is actively working on revitalization & community engagement, with ongoing infrastructure improvements planned, including e...

Primary Bedroom 12.00 Ft x 10.33 Ft

Bedroom 10.00 Ft x 9.50 Ft

Bedroom 11.75 Ft x 7.33 Ft

4pc Bathroom 7.25 Ft x 5.00 Ft

Furnace 6.00 Ft x 5.33 Ft

Living room 16.92 Ft x 11.75 Ft

Dining room 10.50 Ft x 7.83 Ft

2pc Bathroom 6.17 Ft x 5.00 Ft

Office 7.33 Ft x 3.08 Ft

Kitchen 7.50 Ft x 7.25 Ft

Dining room 10.50 Ft x 7.83 Ft

Listing Presented By:



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