



## 2211 43 Street Calgary Alberta

\$599,000

Attention Builders and investors - WELCOME to this R-CG 50x122 ft Lot in the heart of forest lawn. This 1148 Sq Ft home with Double detached Car Garage is perfect for a Growing Family, Revenue Property and Future Development. Bright and Spacious with 2 Side Entrances. Few UPGRADES are Furnace, Hot Water Tank & AC. New Shingles, Siding, Garage Doors, In Garage Concrete Floor & Roughed In. Welcome to Large Entrance into your Spacious Living Room, Dining Room, With Built in Cabinet, Kitchen with Back Splash and Stainless Steel Appliances, Pantry and Pull Out Shelves in a Lower Cabinet. Primary Bedroom Features 2 Closets, 2 Additional Bedrooms and Main Bath. Separate Side Entrance to Upstairs Kitchen, Lower Level and Back yard. Downstairs you will find a Rec Room with a Pool Table & Pool Cues, A Family Room and a Den Area. As well, A Cold Room tucked away between the Rec Room and Den. There is a Workshop, Laundry Room/Utility Room and a Partially Finished Bathroom. The West Back Yard is Sunny and Large with Double Car Garage with an Additional Parking Space . Private, Well Maintained and Ready for your Family! Please book your showing and own this beautiful house. (id:6769)

Family room 14.83 Ft x 11.75 Ft

Laundry room 16.58 Ft x 11.67 Ft

Recreational, Games room 17.00 Ft x 12.42 Ft

Den 12.50 Ft x 7.75 Ft

Workshop 10.33 Ft x 5.83 Ft

Kitchen 13.25 Ft x 8.33 Ft

Dining room 12.42 Ft x 8.00 Ft

Bedroom 10.83 Ft x 9.00 Ft

4pc Bathroom 7.50 Ft x 5.00 Ft

Living room 16.83 Ft x 11.42 Ft

Primary Bedroom 14.58 Ft x 12.00 Ft

Bedroom 11.33 Ft x 8.42 Ft

Listing Presented By:



Originally Listed by:  
TREC The Real Estate Company

<http://www.trecl.ca/>

**RE/MAX Realty Professionals**

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

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