



2240 43 Street Calgary Alberta

\$399,000

IMMEDIATE POSSESSION AVAILABLE! Welcome to this charming semi-detached duplex bi-level featuring 3 bedrooms and 2 full bathrooms with 1100 sq ft of total living space, ideal for a growing family. As you step inside, you'll be greeted by an inviting open-concept living room, bathed in natural light from the large west-facing windows. The cozy corner gas fireplace adds a touch of warmth and ambiance to the space, perfect for family gatherings. The living room opens up to a west-facing balcony, offering a delightful view of the front yard. The home boasts newer laminate vinyl plank flooring, providing a modern and durable finish. The spacious main floor 3 pc bathroom is a luxurious retreat with a deep soaker tub, allowing you to enjoy a spa-like experience at home. The bright kitchen and dining room area are perfect for family meals, with patio doors leading to an east-facing deck and a large backyard, perfect for children's playtime and outdoor activities. The single oversized garage is insulated and heated, making it a versatile space for a workshop or a cozy man cave. There's also a convenient side pad for motorcycle parking. The lower level features a bright primary bedroom with east-facing windows, two additional bedrooms, a 3-piece bathroom, and a laundry room with extra storage space. This home has been tastefully updated with new carpet (2026), vinyl plank flooring (2020), a new hot water tank (2018), a new washer (2023), and a newer roof (2019) on both the house and garage. With ample street parking available for visitors, hosting family and friends is a breeze. Located on a quaint street, this home is just steps away from a newer playground, making it ideal for families with young children. You'll also find nearby shops including Marlborough Mall and Walmart, public transit options including buses and the C-train, numerous schools, swimming pools, fitness ce...

Primary Bedroom 9.92 Ft x 11.75 Ft
Bedroom 7.00 Ft x 9.33 Ft
Bedroom 7.00 Ft x 9.17 Ft
Laundry room 8.75 Ft x 9.25 Ft
3pc Bathroom 6.00 Ft x 7.58 Ft

Other 3.00 Ft x 3.00 Ft
Kitchen 7.50 Ft x 12.75 Ft
Dining room 7.50 Ft x 11.25 Ft
Living room 12.75 Ft x 13.00 Ft
3pc Bathroom 5.83 Ft x 6.83 Ft

Listing Presented By:



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