



## 3513 43 Street Calgary Alberta

\$325,000

**\*\*COME JOIN US AT OUR OPEN HOUSE THIS SUNDAY JANUARY 12 FROM 12-3PM\*\*** Welcome to this beautifully updated 2 bedroom, 1 and 1.5 bath townhouse featuring modern living with a fresh feel. This home has been extensively updated including new vinyl plank flooring, new baseboards, casings, and paint throughout. The screened sliding glass door from the living room to the relaxing outside sitting area lets fresh air in and the morning light floods the living space. Modern track lighting beautifies the hall, kitchen and dining/living room with style any time of day. The kitchen boasts a large stainless sink, pull out faucet, plenty of storage and counter space with newer cabinets and countertops. Barn doors on the hall closet and off the kitchen to the wire shelved storage area at the basement stairway enhance the warm feel. Upstairs, you will be greeted by two spacious closets, and primary bedroom, an equally spacious second bedroom, and an expanded four piece bathroom with newer vanity, faucet, cabinet and shelves. In the lower level, you'll find a cozy rec room, laundry room/half bath, storage space, 2015 furnace, and 2020 hot water tank. To top it off, the roof was replaced in approx 2020. The outdoor space is low maintenance and there is one assigned parking spot with additional street parking. All of this is located in a lovely neighborhood in close proximity to MRU, shopping, playgrounds, and public transit. Study, work, play, shop and relax. (id:6769)

Family room 14.50 Ft x 11.25 Ft  
Storage 12.00 Ft x 4.50 Ft  
2pc Bathroom 11.08 Ft x 7.00 Ft  
Furnace 11.25 Ft x 4.50 Ft  
Living room 14.42 Ft x 11.58 Ft

Eat in kitchen 16.67 Ft x 7.25 Ft  
Foyer 8.00 Ft x 5.08 Ft  
Primary Bedroom 13.25 Ft x 10.17 Ft  
Bedroom 13.33 Ft x 9.33 Ft  
4pc Bathroom 9.33 Ft x 4.92 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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