

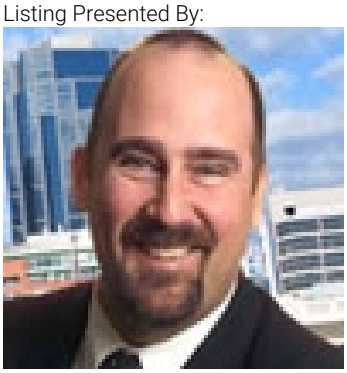
43 New Street Calgary Alberta

$1,090,000

Rarely does an opportunity arise to own a property that offers this much land, privacy, and lifestyle in one of Calgary's most sought-after river communities.Situated on an extraordinary . pie-shaped lot, expanded beyond its original footprint through additional land acquired over the years, this beautifully maintained bungalow enjoys one of the largest and most unique residential parcels in the area. Surrounded by mature trees and landscaping, the property offers a sense of space and seclusion that is increasingly difficult to find this close to downtown. Properties with this amount of usable outdoor space are exceptionally rare in established inner-city neighbourhoods, offering a unique blend of urban convenience and private retreat.Whether you're enjoying morning coffee on the deck, unwinding in the hot tub after a walk along nearby river pathways, entertaining family and friends in the expansive backyard, or simply enjoying the peace and privacy of your surroundings, this home delivers a lifestyle that few inner-city properties can match. Inside, the home offers 1,583 sq. ft. above grade plus a fully developed basement. The main level features a spacious primary retreat with a private ensuite, a second bedroom, an additional full bathroom, and bright open-concept living spaces designed for comfortable everyday living. Large windows throughout the home fill the space with natural light while providing beautiful views of the surrounding yard and mature landscaping.The developed lower level offers additional flexibility with a large recreation and games room, a third bedroom, and extensive storage space, making it ideal for guests, hobbies, or multi-generational living.Located just minutes from downtown Calgary, schools, shopping, parks, golf, and extensive river pathway systems, this property offers the perfect balance of urban convenience and private retreat.A r...

Office 5.17 Ft x 5.92 Ft
Recreational, Games room 19.33 Ft x 17.17 Ft
Bedroom 16.83 Ft x 10.58 Ft
Laundry room 19.75 Ft x 16.33 Ft
Primary Bedroom 28.25 Ft x 19.33 Ft
4pc Bathroom 10.58 Ft x 4.58 Ft
Other 13.67 Ft x 8.50 Ft
Bedroom 13.33 Ft x 11.42 Ft
Living room 17.58 Ft x 11.42 Ft
4pc Bathroom 9.42 Ft x 5.75 Ft
Kitchen 11.00 Ft x 13.83 Ft
Dining room 13.50 Ft x 10.50 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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

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