

# \$499,999 - 2211 43 Street Se, Calgary

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MLS® #A2252924

**\$499,999**

3 Bedroom, 2.00 Bathroom, 1,148 sqft

Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

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 (AS IS). 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(Included), 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 fully Finished 3 pc 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.

Built in 1960

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2252924    |
| Price          | \$499,999   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,148       |
| Acres          | 0.14        |
| Year Built     | 1960        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2211 43 Street Se |
| Subdivision | Forest Lawn       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2B 1H4           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Separate Entrance, Vinyl Windows                             |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                      |
| Cooling           | Central Air                                                                     |
| Has Basement      | Yes                                                                             |
| Basement          | Full                                                                            |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                          |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot, City Lot |
| Roof              | Asphalt Shingle                                 |

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 31st, 2025 |
| Days on Market | 60                |
| Zoning         | R-CG              |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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