\$439,900 - 522 43 Street Se, Calgary

MLS® #A2235348

\$439,900

3 Bedroom, 2.00 Bathroom, 1,094 sqft Residential on 0.01 Acres

Forest Heights, Calgary, Alberta

Welcome to a RARE NO CONDO FEE TOWNHOME! This townhome is FULLY **RENOVATED AND HAS LOTS TO OFFER** such as, TRIPLE PANE WINDOWS, CENTRAL A/C, a THEATRE ROOM and MORE! Step into the MAIN FLOOR and you will find a HUGE LIVING ROOM with an **ELECTRIC FIREPLACE FEATURE!** Also on the MAIN FLOOR is a BRAND NEW KITCHEN (WITH FLOOR TO CEILING KITCHEN CABINETS AND STAINLESS STEEL APPLIANCES) the KITCHEN overlooks the cozy DINING ROOM! On the UPPER FLOOR, you will find TWO GENEROUS SIZE ROOMS, A 4PC BATHROOM AND A HUGE THIRD **BEDROOM (THIS IS THE MASTER** BEDROOM). In the BASEMENT, you will find not only your LAUNDRY AREA and a 3PC BATHROOM but also a HUGE THEATRE ROOM perfect for MOVIE NIGHTS AND **ENTERTAINING GUESTS!** The LOCATION is UNBEATABLE, you are 15 MINUTES TO DOWNTOWN YYC, a stone's throw away to INTERNATIONAL AVENUE (which has MULTIPLE LOCAL RESTAURANTS AND **GROCERY STORES**) and are within WALKING DISTANCE TO MULTIPLE SCHOOLS AND PUBLIC TRANSIT! FULLY RENOVATED! NO CONDO FEES! A/C **INCLUDED! THEATRE ROOM!**







Built in 1972

Essential Information

| MLS® # | A2235348 |
|----------------|---------------|
| Price | \$439,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,094 |
| Acres | 0.01 |
| Year Built | 1972 |
| Туре | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| Address | 522 43 Street Se |
|-------------|------------------|
| Subdivision | Forest Heights |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2A 3E1 |

Amenities

| Parking Spaces | 2 |
|----------------|-----------------------------------|
| Parking | Driveway, Off Street, Parking Pad |

Interior

| Interior Features | Built-in Features, Closet Organizers, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows |
|-------------------|---|
| Appliances | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating | Central, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

Exterior Features Lighting, Private Yard

| Lot Description | Front Yard, Rectangular Lot |
|-----------------|----------------------------------|
| Roof | Asphalt Shingle |
| Construction | Stucco, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| Date Listed | June 29th, 2025 |
|----------------|-----------------|
| Days on Market | 1 |
| Zoning | R-CG |

Listing Details

Listing Office Real Broker

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