



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1515 43 Street, Calgary T2A 1M3**

MLS®#: **A2119695**

Area: **Forest Lawn**

Listing Date: **04/03/24**

List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1963**

Finished Floor Area

Abv Sqft: **999**

Low Sqft:

Ttl Sqft: **999**

Lot Information

Lot Sz Ar: **6,092 sqft**

Lot Shape:

DOM

**46**

Layout

Beds: **4 (3 1 )**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Rectangular Lot**

Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Vinyl**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Entrance,Private Yard**

Construction:

**Vinyl Siding**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**

Int Feat: **See Remarks,Separate Entrance**

Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>19`3" x 13`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`3" x 11`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`7" x 11`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`5" x 8`0"</b>
<b>Game Room</b>	<b>Basement</b>	<b>25`10" x 13`7"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`7" x 10`8"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>7`10" x 11`4"</b>
<b>4pc Bathroom</b>	<b>Main</b>	
<b>Bedroom</b>	<b>Main</b>	<b>8`3" x 11`4"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	
<b>Kitchen</b>	<b>Basement</b>	<b>9`8" x 8`3"</b>

Legal/Tax/Financial

Title: <b>Fee Simple</b> Legal Desc:	Zoning: <b>R-CG</b>	Remarks
1273JK		
Pub Rmks:	<p><b>Calling all investors, developers, and first-time homebuyers! Embrace an exceptional opportunity within the prestigious CMHC MLI SELECT PROGRAM with this outstanding property. Perfectly positioned on a generous 50' x 122' lot with coveted R-CG zoning, this home is a beacon of opportunity, promising lucrative returns and endless possibilities. ZONED FOR A 4 PLEX WITH 4 LEGAL SUITES(BASEMENT) FOR FUTURE DEVELOPMENT OR ITS A GREAT HOLDING PROPERTY WHERE YOU CAN RENT UP AND DOWN AND RENT THE GARAGE SEPARATELY (Illegal basement suite). Nestled in a vibrant community, this property offers unparalleled convenience, with diverse shops, delectable restaurants, reputable schools, and the newly minted rapid transit line just steps away. Step into this charming bungalow and discover its multifaceted appeal. Boasting an illegal suite, this residence presents not one, but two distinct rental opportunities, each with its own private entrance. The main floor exudes warmth and comfort, offering an ideal setting for a growing family. Sprawling living spaces, a thoughtfully designed kitchen, and three generously sized bedrooms provide the perfect backdrop for everyday living. Step outside into the expansive, fully fenced backyard, a sanctuary of greenery and tranquility, beckoning for leisurely afternoons and lively gatherings. Below, the basement suite awaits, a secluded retreat offering privacy and independence from the main living quarters. With its own bedroom, bathroom, and living area, this space is ripe with potential for additional rental income or accommodation for extended family members. Illegal Suite. Adding to the allure is the double detached garage, providing secure parking for vehicles, along with extra space for an RV. Mature trees envelop the private yard, creating a serene oasis complete with a sprawling patio, verdant play areas, and a charming fire pit—perfect for creating lasting memories under the night sky. But the benefits don't end there. Enjoy seamless access to downtown and Deerfoot Trail, making commuting a breeze. Plus, with the city's ambitious redevelopment plan underway, including the revitalization of International Avenue, the potential for growth and appreciation is undeniable. Seize this moment to secure your place in one of the city's most desirable neighborhoods. Whether you're looking to invest, develop, or make this your forever home, this property offers the perfect canvas for your aspirations. Don't miss out on this rare opportunity to turn your dreams into reality.</b></p>	
Inclusions: Property Listed By:	<p><b>N/A</b> <b>RE/MAX Real Estate (Central)</b></p>	

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





















