



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**920 43 Street #4, Calgary T2A 5L2**

MLS®#: **A2171430**

Area: **Forest Lawn**

Listing Date: **10/07/24**

List Price: **\$319,000**

Status: **Active**

County: **Calgary**

Change: **-\$11k, 22-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **1976**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,027**  
Low Sqft:  
Ttl Sqft: **1,027**

DOM

**45**  
Layout  
Beds: **3 (3 )**  
Baths: **1.0 (1 1)**  
Style: **2 Storey,Side by Side**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Few Trees,Street Lighting**  
Park Feat: **Off Street,Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central**  
Sewer:  
Ext Feat: **Balcony,Courtyard**

Construction: **Concrete,Stucco,Wood Frame**  
Flooring: **Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Oven,Microwave,Refrigerator,Washer/Dryer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`0" x 14`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>7`11" x 8`4"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>8`0" x 11`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`10" x 13`11"</b>
<b>Other</b>	<b>Basement</b>	<b>17`0" x 27`4"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>7`11" x 9`3"</b>
<b>Storage</b>	<b>Main</b>	<b>5`0" x 4`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`7" x 8`3"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>7`11" x 5`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`0" x 6`8"</b>

Legal/Tax/Financial

Condo Fee:  
**\$100**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **7710082**

Remarks

Pub Rmks: **Welcome to this charming and affordable west-facing two-story townhouse - a perfect blend of comfort, value, and style. Whether you're searching for a family home or a smart investment property, this residence has it all. With an incredibly low \$100 condo fee, you'll enjoy low-maintenance living and a worry-free lifestyle. Recently updated with a new roof, stucco, and siding, this townhouse radiates curb appeal and long-term durability. Inside, the upper level offers three spacious bedrooms and a full bathroom, ideal for a growing family. On the main floor, you'll find a bright and welcoming living area, a functional kitchen, a convenient half bath, and a large storage closet—plenty of space for everything you need. The undeveloped basement provides even more potential, featuring extra storage space, a newer hot water tank (replaced in 2021), and laundry facilities. This blank canvas is ready for your personal touch—create a home gym, play area, or a cozy entertainment space. Situated close to schools, transit, and all essential amenities, this property's prime location ensures convenience at your fingertips. Don't miss out—schedule a showing with your favorite realtor today and experience all this versatile townhouse has to offer!**

Inclusions: **N/A**  
Property Listed By: **eXp Realty**

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















