



THE
A-TEAM

**RE/MAX
FIRST**

522 43 Street, Calgary T2A 3E1

MLS®#: **A2172379**

Area: **Forest Heights**

Listing Date: **11/14/24**

List Price: **\$345,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1972**

Lot Information

Lot Sz Ar: **2,497 sqft**
Lot Shape:

Access:

Lot Feat: **Front Yard,Level,Private,Rectangular Lot,Treed**
Park Feat: **Off Street,Parking Pad,Stall**

DOM

7

Layout

Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Mixed,Stucco,Vinyl Siding**
Flooring: **Carpet,Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Electric Stove,Microwave,Oven-Built-In,Portable Dishwasher,Refrigerator,Washer/Dryer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	9`0" x 8`0"
Living Room	Main	19`3" x 11`2"
Walk-In Closet	Second	3`9" x 3`0"
Bedroom	Second	10`0" x 8`9"
4pc Bathroom	Second	4`11" x 7`11"
Flex Space	Basement	9`4" x 10`5"
Furnace/Utility Room	Basement	10`11" x 11`2"

Room	Level	Dimensions
Kitchen	Main	9`2" x 8`0"
Entrance	Main	7`1" x 4`0"
Bedroom - Primary	Second	8`11" x 13`6"
Bedroom	Second	8`11" x 10`0"
3pc Bathroom	Basement	7`6" x 3`9"
Media Room	Basement	17`9" x 10`5"

Title:
Fee Simple
 Legal Desc:

Zoning:
R-CG

520LK

Remarks

Pub Rmks: **Welcome to 522 43 St SE - Your Perfect Townhouse with NO CONDO FEES! This charming, fully finished townhouse offers over 1,434 sq. ft. of living space with a private fenced yard and paved parking—an exceptional opportunity for first-time buyers, investors, or families looking for a move-in-ready home in a quiet, convenient neighbourhood. Main Level: Step inside to a spacious entryway with a tiled boot room, leading into an open and functional layout featuring laminate flooring throughout. The bright living room boasts a large front window, creating a warm and inviting space. The kitchen comes equipped with stainless steel refrigerator/freezer, electric stove, microwave, dishwasher, hood fan with exterior ventilation, and a pantry, complemented by a dining area with a large window for added natural light. Upper Level: The upper floor includes three well-sized bedrooms, including a primary bedroom with a walk-in closet. The four-piece main bathroom features a shower fixture with a tile surround, a high-efficiency toilet, and modern sink hardware. LED lighting and vinyl windows complete the upper level. Lower Level: The fully finished basement adds incredible value with a home theatre, featuring carpet, a projection screen, and remote-controlled lighting. A three-piece bathroom includes a stand-up shower and macerator-equipped toilet. Additionally, the utility room offers a stackable LG high-efficiency washer and dryer, pedestal storage, central air conditioning, a high-efficiency furnace (2010), and an operable hot water tank. Exterior Features: Enjoy your dedicated fenced yard, perfect for gardening, entertaining, or kids and pets. The property is Northwest-facing, situated on a flat site, and includes updated siding and windows (2020-2022). The eavestroughs and gutters have been replaced with screens to protect from debris. Additional Perks: The property features remote-operated lighting and projection in the home theatre for added convenience. It offers excellent privacy with no direct visibility from neighbouring homes. Located on a quiet street, it provides easy access to ample street parking. Fall cleanup has been completed, ensuring low-maintenance living. Don't miss this exceptional opportunity to own a spacious townhouse with no condo fees in an ideal location. Schedule your showing today!**

Inclusions: **Shed, Projection Screen and Remote**
 Property Listed By: **RE/MAX iRealty Innovations**

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











