



THE
A-TEAM

**RE/MAX
FIRST**

2211 43 Street, Calgary T2B 1H4

MLS®#: **A2176228**

Area: **Forest Lawn**

Listing Date: **10/31/24**

List Price: **\$599,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1960**

Lot Information

Lot Sz Ar: **6,103 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,148**
Low Sqft:
Ttl Sqft: **1,148**

DOM

20
Layout
Beds: **3 (3)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Fire Pit,Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
Int Feat: **Bathroom Rough-in,Separate Entrance,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`3" x 8`4"
Bedroom	Main	10`10" x 9`0"
Family Room	Basement	14`10" x 11`9"
Living Room	Main	16`10" x 11`5"
Bedroom	Main	11`4" x 8`5"
Den	Basement	12`6" x 7`9"

Room	Level	Dimensions
Dining Room	Main	12`5" x 8`0"
4pc Bathroom	Main	7`6" x 5`0"
Laundry	Basement	16`7" x 11`8"
Bedroom - Primary	Main	14`7" x 12`0"
Game Room	Basement	17`0" x 12`5"
Workshop	Basement	10`4" x 5`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

2900W

Remarks

Pub Rmks:

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. 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, 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 Partially Finished 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.

Inclusions:
Property Listed By:

NA
TREC The Real Estate Company

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









