



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1412 43 Street #B, Calgary T2A 5E6**

MLS®#: **A2179081** Area: **Forest Lawn** Listing Date: **11/15/24** List Price: **\$284,900**  
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary** Finished Floor Area  
Year Built: **1976** Abv Sqft: **546**  
Low Sqft:  
Lot Sz Ar: **9,238 sqft** Ttl Sqft: **546**  
Lot Shape:

Access:  
Lot Feat: **Front Yard,Lawn,Rectangular Lot**  
Park Feat: **Off Street**

DOM

**5**  
Layout  
Beds: **3 (3 )**  
Baths: **1.5 (1 1)**  
Style: **Bi-Level**

Parking  
Ttl Park: **2**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Vinyl Siding,Wood Frame**  
Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Laminate**  
Sewer: Ext Feat: **Balcony,Private Entrance** Water Source:  
Fnd/Bsmt: **Poured Concrete**  
Kitchen Appl: **Dryer,Electric Stove,Refrigerator,Washer**  
Int Feat: **No Animal Home,No Smoking Home,See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>8`4" x 8`1"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>8`2" x 6`7"</b>
<b>Bedroom - Primary</b>	<b>Lower</b>	<b>9`0" x 8`11"</b>			

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **M-C1**

Legal Desc:

7710143

Remarks

Pub Rmks:

**NO CONDO FEE bi-level duplex. Welcome to this well maintained and AFFORDABLE HOME WITH 3 BEDROOMS, 1.5 BATHROOMS in the SE in the community of FOREST LAWN. A great investment property or starter home with NO CONDO FEE. This unit is moved-in ready with no work need to be done and has a very convenient LOCATION within walking distance to schools, parks, aquatic centre, library, restaurants, shops and so much more. This bi-level unit is on the west side of a six-plex and has a private entrance with a fenced front yard. Open concept main level and a spacious living room and patio door access to a balcony. Completing this level is a half bathroom and kitchen. Downstairs are 3 bedrooms, all with closets and BIG windows, and a full 3 PC bathroom and a laundry room. Quick and easy access to 17th/International Avenue to Deerfoot Trail, Memorial Dr. and down town.**

Inclusions:

None

Property Listed By:

Grand Realty

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





