



**1403 43 Street SW**  
**Calgary, Alberta**

**MLS # A2292244**



**\$925,000**

<b>Division:</b>	Rosscarrock		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	740 sq.ft.	<b>Age:</b>	1957 (69 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Few Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** All goods included sold as is condition

A rare large corner lot Zoned R-CG ready for development. Located in the prestigious neighborhood of Rosscarrack close to 3 schools and adjacent to a beautiful park. This is a rare opportunity to develop your new Multi family or dream home. Located a short 15-minute drive to downtown and surrounded with an abundance of restaurants and shopping. Do not miss this opportunity