



1511 43 Street SE  
Calgary, Alberta

MLS # A2305033



**\$489,000**

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	912 sq.ft.	<b>Age:</b>	1963 (63 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Front Yard		

**Heating:** Forced Air

**Floors:** Laminate

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Separate Entrance

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** n/a

Investor opportunity on a 6,000+ sq ft RCG lot in an established SE Calgary community. This detached bungalow offers 4 bedrooms and 2 full bathrooms, with 3 bedrooms on the main floor and an additional bedroom and den in the basement. The basement includes a separate entrance (illegal suite). Single detached garage with rear access and a spacious backyard. Convenient location close to schools, parks, shopping, transit, and major routes including International Avenue (17 Ave SE), Deerfoot Trail, and Stoney Trail.