



GRASSROOTS
REALTY GROUP

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**B, 1404 43 Street SE
Calgary, Alberta**

MLS # A2306251

\$279,000



Division:	Forest Lawn		
Type:	Residential/Other		
Style:	Attached-Side by Side, Bi-Level		
Size:	547 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Corner Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 0
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: NONE

Vacant & ready for you to move in NOW! Discover this inviting and budget friendly 6 duplex-style bi-level townhome located in the established community of Forest Lawn - perfect for homeowners and investors alike! The open-concept main level features a bright living room with a fireplace, a kitchen with new stainless steel appliances. This home offers 3 bedrooms, a new washer & dryer, and is located steps from a green space and playground, with schools, shopping, and transit. Whether you're looking for your first home, downsizing, or seeking an investment property with strong rental appeal, this gem has it all. Don't miss out on this exceptional home - CALL TODAY!