



**1415 43 Street SW**  
**Calgary, Alberta**

**MLS # A2310754**



**\$875,000**

<b>Division:</b>	Rosscarrock		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,099 sq.ft.	<b>Age:</b>	1957 (69 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Landscaped, Level, Many Trees, Private, Re		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

**Inclusions:** Note: Additional Refrigerator in Lower Level

Classic brick bungalow on one of the most beautiful tree-lined streets in the family community of Rosscarrock. This large 50 x 120 lot is perfect for redevelopment, as an investment rental property, or as a lovely project to move into. The existing property has a three-bedroom main level legal suite and another two-bedroom lower level legal suite, each with shared laundry on the lower level. The detached triple garage is split into a double and another single with one side that goes with the main floor suite and other double portion rented separately. The lower level suite has off street parking next to the garage. The mature trees on this property are magnificent and provide complete privacy in the summer months. Close to schools, the community garden, shopping amenities, and parks. Eight minutes to downtown and just five minutes to Westhills, Sunterra Market Trinity Hills and Aspen Landing shopping. Please contact the listing agents for additional photos and for a summary sheet of renovations and disclosures as photos have been limited for tenant privacy. Please allow 24 hours notice for all showings.