



256 43 Avenue NW
Calgary, Alberta

MLS # A2318922



\$720,000

Division:	Highland Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,944 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Interior Lot, Landscaped, Lawn		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Jetted Tub, Laminate Counters, Pantry, Recessed Lighting, Skylight(s), Storage, Wood Windows		
Inclusions:	None.		

OPEN HOUSE, SATURDAY JUNE 13, 1:00 TO 3:00 PM. Welcome to 256 43 Ave NW. Located in the highly desirable community of Highland Park and nestled steps away from a beautiful park, this house features hardwood floors, 9 ft ceilings, a corner gas fireplace, open kitchen, and a large dining room that flows well for entertaining. A spiral staircase leads to the upper level where you'll find two generous bedrooms, including a primary suite with a private balcony, oversized walk-in closet, jetted tub, separate shower, and dual sinks. The loft above works well as a home office, TV room, or reading nook. The fully developed basement adds a third bedroom with large windows and walk-in closet, a games room, and laundry. A newer high efficiency furnace has been installed. The pie-shaped lot runs 140 ft deep with mature trees, a patio, and a detached double garage (24x21). The backyard offers views onto Highland Valley Park, one of the larger green spaces in the inner city. Brightpath childcare and James Fowler High School are nearby, with straightforward access to Centre Street, downtown, Deerfoot, and the airport. This is a solid, well-built home in a central location. Contact a REALTOR® to schedule your private viewing.