

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

**MLS # A2273976**

**\$289,000**



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

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Unknown, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!