\$449,900 - 522 43 Street Se, Calgary

MLS® #A2228071

\$449,900

3 Bedroom, 2.00 Bathroom, 1,094 sqft Residential on 0.06 Acres

Forest Heights, Calgary, Alberta

Welcome to a RARE NO CONDO FEE TOWNHOME! This townhome is FULLY RENOVATED AND HAS LOTS TO OFFER such as, TRIPLE PANE WINDOWS, CENTRAL A/C, a THEATRE ROOM and MORE! Step into the MAIN FLOOR and you will find a HUGE LIVING ROOM with an ELECTRIC FIREPLACE FEATURE! Also on the MAIN FLOOR is a BRAND NEW KITCHEN (WITH FLOOR TO CEILING KITCHEN CABINETS AND STAINLESS STEEL APPLIANCES) the KITCHEN overlooks the cozy DINING ROOM! On the UPPER FLOOR, you will find TWO GENEROUS SIZE ROOMS, A 4PC BATHROOM AND A HUGE THIRD BEDROOM (THIS IS THE MASTER BEDROOM). In the BASEMENT, you will find not only your LAUNDRY AREA and a 3PC BATHROOM but also a HUGE THEATRE ROOM perfect for MOVIE NIGHTS AND **ENTERTAINING GUESTS! The LOCATION is** UNBEATABLE, you are 15 MINUTES TO DOWNTOWN YYC, a stone's throw away to INTERNATIONAL AVENUE (which has MULTIPLE LOCAL RESTAURANTS AND GROCERY STORES) and are within WALKING DISTANCE TO MULTIPLE SCHOOLS AND PUBLIC TRANSIT! FULLY RENOVATED! NO CONDO FEES! A/C INCLUDED! THEATRE ROOM!







Built in 1972

Essential Information

MLS® # A2228071 Price \$449,900

Bedrooms 3
Bathrooms 2.00

Full Baths 2

Square Footage 1,094 Acres 0.06 Year Built 1972

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 522 43 Street Se Subdivision Forest Heights

City Calgary
County Calgary
Province Alberta
Postal Code T2A 3E1

Amenities

Parking Spaces 2

Parking Driveway, Off Street, Parking Pad

Interior

Interior Features Built-in Features, Closet Organizers, Open Floorplan, Quartz Counters,

Recessed Lighting, Vinyl Windows

Appliances Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer

Heating Central, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Lighting, Private Yard

Lot Description Front Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Stucco, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 5th, 2025

Days on Market 3

Zoning R-CG

Listing Details

Listing Office Real Broker

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