

# \$549,000 - 2617 43 Street Se, Calgary

MLS® #A2200856

**\$549,000**

4 Bedroom, 2.00 Bathroom, 1,071 sqft

Residential on 0.13 Acres

Forest Lawn, Calgary, Alberta

**\*\*OPEN HOUSE - MAY 10, 2025 2:30 P.M. - 4:30 P.M.\*\*** Endless possibilities await you in the heart of Forest Lawn! Nestled in a vibrant and family-friendly community, this charming bungalow presents an exceptional opportunity for investors, developers, or homeowners seeking a place to make their own. Step inside and discover a well-designed layout that features three spacious bedrooms upstairs and a fully developed basement with a separate entrance. The basement boasts a cozy wood-burning fireplace, the perfect spot to unwind after a long day. Hardwood flooring beneath the laminate adds timeless character to this solidly built home. The main features include a spacious living room, kitchen, and dining room area, all with ample room for entertaining. The lower level features a fourth bedroom, a family room with a wood-burning fireplace, a 4 piece bathroom, and plenty of storage space. The garage roof and door were upgraded (2016), a brand-new deck was added (2024). The oversized single detached garage has gas and electrical outlets and ample parking, with a front driveway that can fit two cars and double parking in the back. The bungalow's prime location near schools, restaurants, and amenities, coupled with its future development potential, makes it more than just a home—it's an investment in your future. Whether you plan to live, rent, or build, this bungalow offers the perfect opportunity for you.



Built in 1957

## Essential Information

MLS® #	A2200856
Price	\$549,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,071
Acres	0.13
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	2617 43 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B1H6

## Amenities

Parking Spaces	3
Parking	Driveway, RV Access/Parking, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Built-in Features
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      Fire Pit, Private Entrance, Private Yard  
Lot Description        Back Lane, Few Trees, Garden  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              March 20th, 2025  
Days on Market        51  
Zoning                    R-CG

**Listing Details**

Listing Office            RE/MAX Real Estate (Mountain View)

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