

2235 43 Street SE
Calgary, Alberta

MLS # A2263868



\$529,900

Division: Forest Lawn

Type: Residential/House

Style: Bungalow

Size: 1,026 sq.ft. **Age:** 1968 (58 yrs old)

Beds: 3 **Baths:** 1

Garage: Double Garage Detached

Lot Size: 0.14 Acre

Lot Feat: Back Lane, Level, Rectangular Lot

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Welcome to this inviting 3-bedroom, 1-bathroom bungalow offering 1,026 sq ft of comfortable living space. Situated on a generously sized lot 120' x 50', this home features a bright and functional kitchen, abundant natural light, and an undeveloped basement—ready for your personal touch. The spacious backyard is perfect for gardening, relaxing, or entertaining, and the double detached garage adds extra convenience. Ideally located, you're within walking distance to schools of all levels and just minutes from Marlborough Mall, Safeway, Walmart, and public transit, including a nearby train station. Easy access to Memorial Drive ensures quick commutes to downtown and beyond. Don't miss this opportunity—book your private showing today!