

1706 43 Street SE  
Calgary, Alberta

MLS # A2285515



## \$459,000

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	865 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Shingle Siding, Stone	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, Separate Entrance		

**Inclusions:** N/A

Welcome to this charming bungalow nestled in the vibrant community of Forest Lawn. Situated on a 50' x 122' lot and zoned MC-1, this property offers excellent flexibility and future development potential. The main level features three bright and spacious bedrooms with new windows, a large sun-filled living room perfect for entertaining, and a generously sized kitchen with plenty of space for family gatherings. The fully finished basement, complete with a separate side entrance, offers a self-contained illegal suite featuring two additional bedrooms, a full bathroom, and a second kitchen &mdash; ideal for extended family, multi-generational living, or rental income potential. Conveniently located within walking distance to Keeler School, Ernest Morrow School, and Forest Lawn High School, as well as a variety of restaurants, grocery stores, and public transportation. Don&rsquo;t miss this incredible opportunity in a well-established, amenity-rich neighbourhood!