

\$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 This Sunday April 6th from 1-2:30 pm. 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, Garden, Few Trees

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 20th, 2025

Days on Market 15

Zoning R-CG

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.