

# \$515,000 - 2028 43 Street Se, Calgary

MLS® #A2208655

**\$515,000**

3 Bedroom, 2.00 Bathroom, 1,416 sqft  
Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

**\*\*PRICE REDUCED\*\***

Prime Location Close to All Amenities!

**\*\*Open House\*\*** Saturday April.19.2025 from  
12-2pm

Situated near 17th Ave restaurants, Sobeys,  
and public transportation including the  
C-Train, close to Stoney trail and mins to  
Deerfoot Trail this is an incredible  
opportunity for first-time home buyers,  
investors, and developers!

This HUGE 50' x 122' lot features a  
well-maintained 3 level split with over 1400 sq  
ft of living area. The exterior boasts stucco  
siding, while the interior showcases vaulted  
ceilings and natural hardwood flooring in the  
living room, dining room, and kitchen. The  
functional kitchen includes maple cabinets, a  
custom backsplash, and high ceilings. It opens  
into a spacious sunroom with newer laminate  
flooring and access to the fully fenced,  
landscaped east-facing backyard.

The upper floor offers three generous-sized  
bedrooms and a full three-piece bathroom.  
The finished basement provides a large rec  
room, an additional three-piece bathroom, and  
ample storage space.

The backyard is a standout feature, offering an  
oversized heated single garage with an  
extended office space, plus an extra parking



pad that accommodates RV parking or two additional vehicles.

Don't miss this incredible opportunityâ€”great location, great value!

**\*\*MOTIVATED SELLER\*\***

Built in 1961

**Essential Information**

MLS® #	A2208655
Price	\$515,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,416
Acres	0.14
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

**Community Information**

Address	2028 43 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B1H3

**Amenities**

Parking Spaces	2
Parking	Alley Access, Oversized, Parking Pad, Single Garage Detached
# of Garages	1

**Interior**

Interior Features	Vaulted Ceiling(s), Laminate Counters
Appliances	Electric Stove, Microwave, Refrigerator, Washer/Dryer

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Crawl Space

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 4th, 2025
Days on Market	13
Zoning	R-CG

## Listing Details

Listing Office	Diamond Realty & Associates LTD.
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