

**1403 43 Street SW**  
**Calgary, Alberta**

**MLS # A2292244**



**\$999,999**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | Rosscarrock                      |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | Bungalow                         |               |                   |
| <b>Size:</b>     | 740 sq.ft.                       | <b>Age:</b>   | 1957 (69 yrs old) |
| <b>Beds:</b>     | 2                                | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Single Garage Detached           |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                        |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Few Trees |               |                   |

**Heating:** Forced Air

**Floors:** Laminate

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** All goods included sold as is condition

A rare large corner lot Zoned R-CG ready for development. Located in the prestigious neighborhood of Rosscarrack close to 3 schools and adjacent to a beautiful park. This is a rare opportunity to develop your new Multi family or dream home. Located a short 15-minute drive to downtown and surrounded with an abundance of restaurants and shopping. Do not miss this opportunity