

**2240A 43 Street SE**  
**Calgary, Alberta**

**MLS # A2308441**



**\$360,000**

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	588 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Garage Faces Rear, Heated Garage, Oversized, Single		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	-
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Metal Siding	<b>Zoning:</b>	RC-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, See Remarks, Soaking Tub, Storage		
<b>Inclusions:</b>	None		

**IMMEDIATE POSSESSION AVAILABLE!** Welcome to this charming semi-detached duplex bi-level featuring 3 bedrooms and 2 full bathrooms with 1100 sq ft of total living space, ideal for a growing family. As you step inside, you'll be greeted by an inviting open-concept living room, bathed in natural light from the large west-facing windows. The cozy corner gas fireplace adds a touch of warmth and ambiance to the space, perfect for family gatherings. The living room opens up to a west-facing balcony, offering a delightful view of the front yard. The home boasts newer laminate vinyl plank flooring, providing a modern and durable finish. The spacious main floor 3 pc bathroom is a luxurious retreat with a deep soaker tub, allowing you to enjoy a spa-like experience at home. The bright kitchen and dining room area are perfect for family meals, with patio doors leading to an east-facing deck and a large backyard, perfect for children's playtime and outdoor activities. The single oversized garage is insulated and heated, making it a versatile space for a workshop or a cozy man cave. There's also a convenient side pad for motorcycle parking. The lower level features a bright primary bedroom with east-facing windows, two additional bedrooms, a 3-piece bathroom, and a laundry room with extra storage space. This home has been tastefully updated with new carpet (2026), vinyl plank flooring (2020), a new hot water tank (2018), a new washer (2023), and a newer roof (2019) on both the house and garage. With ample street parking available for visitors, hosting family and friends is a breeze. Located on a quaint street, this home is just steps away from a newer playground, making it ideal for families with young children. You'll also find nearby shops including Marlborough Mall and Walmart, public transit options including buses and the C-train, numerous schools, swimming

pools, fitness centers, parks, grocery stores, and a variety of mixed cultural restaurants and shops along International Avenue (17th Ave SE). Enjoy the proximity to Elliston Park, perfect for watching fireworks at GlobalFest, and the convenience of being just 10 minutes from downtown Calgary and 15 minutes from the Calgary International Airport. For outdoor enthusiasts, the nearby River pathways offer a scenic route to the vibrant Inglewood shopping and entertainment district. Don't miss the opportunity to make this family-friendly home your own and create cherished memories for years to come!