

# \$540,000 - 1511 43 Street Se, Calgary

MLS® #A2201176

**\$540,000**

4 Bedroom, 2.00 Bathroom, 912 sqft  
Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

Investor Alert - 6092 sqfeet - RCG - Welcome to 1511 43 Street SE, a fantastic investment opportunity or a perfect home for a growing family! This bungalow sits on a spacious 6,000+ sq. ft. lot in a well-established neighborhood.

## Key Features:

4 Bedrooms, 2 Full Bathrooms – Three bedrooms on the main level, plus an additional bedroom and den in the basement.

Illegal Basement Suite – With a separate entrance

Single Detached Garage – Conveniently located at the back of the property.

Beautiful Yard – A large, private outdoor space perfect for gardening or relaxation.



## Prime Location in Forest Lawn!

Located in a family-friendly community, this home is just minutes from schools, parks, shopping, and transit. Enjoy easy access to International Avenue (17th Ave SE), grocery stores, restaurants, and major roadways like Deerfoot Trail and Stoney Trail.

Don't miss out on this versatile property with endless opportunities! Contact us today for a private showing!

Built in 1963

## Essential Information

MLS® #	A2201176
Price	\$540,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	912
Acres	0.14
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1511 43 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 1M3

### **Amenities**

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer
Heating	Forced Air, Natural Gas, None
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 11th, 2025
Days on Market	2
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
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