

# **\$405,000 - 2035 43 Street Se, Calgary**

MLS® #A2254802

**\$405,000**

2 Bedroom, 1.00 Bathroom, 1,184 sqft

Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

Attention builders, investors, and those looking to put in the work to create value, this property presents an incredible opportunity. Situated on a 50' by 122' lot with a desirable west-facing yard, this bungalow offers excellent potential. The main level includes a spacious and bright living room, two very large bedrooms that could easily be converted back into three bedrooms, and a generously sized kitchen that provides plenty of space for family meals and future upgrades. The basement is partially developed and already provides additional living area while still leaving ample room for you to design and complete it to your exact specifications, adding even more functionality to the home. The exterior of the property is just as impressive. The fully fenced yard provides a private setting that is ideal for summer barbecues, family gatherings, and outdoor entertaining. One of the standout features is the oversized triple garage and shop, which is fully insulated, drywalled, and equipped with high ceilings and heaters, making it a dream space for a mechanic, a car collector, or anyone in need of a serious workshop. This garage alone adds tremendous value to the property and sets it apart from most homes in the area. Opportunities like this rarely come available, and this property is priced to sell quickly. Do not miss your chance to create your vision and call your favourite Realtor today.

Built in 1968



## Essential Information

MLS® #	A2254802
Price	\$405,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,184
Acres	0.14
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	2035 43 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B1H2

## Amenities

Parking Spaces	5
Parking	Triple Garage Detached
# of Garages	3

## Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Few Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 6th, 2025
Days on Market	2
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX iRealty Innovations
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