

# \$449,900 - 522 43 Street Se, Calgary

MLS® #A2228071

**\$449,900**

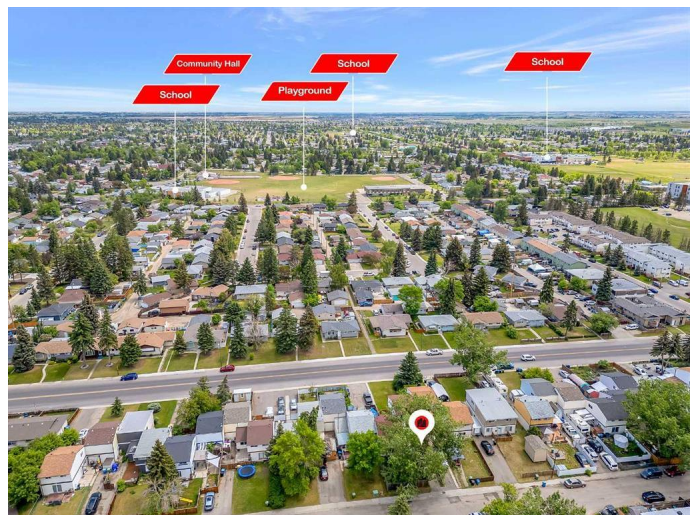
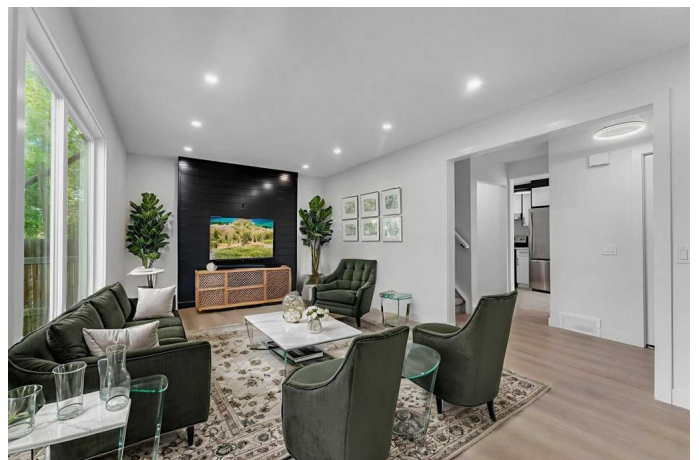
3 Bedroom, 2.00 Bathroom, 1,094 sqft  
Residential on 0.06 Acres

Forest Heights, Calgary, Alberta

Welcome to a RARE NO CONDO FEE TOWNHOME! This townhome is FULLY RENOVATED AND HAS LOTS TO OFFER such as, TRIPLE PANE WINDOWS, CENTRAL A/C, a THEATRE ROOM and MORE! Step into the MAIN FLOOR and you will find a HUGE LIVING ROOM with an ELECTRIC FIREPLACE FEATURE! Also on the MAIN FLOOR is a BRAND NEW KITCHEN (WITH FLOOR TO CEILING KITCHEN CABINETS AND STAINLESS STEEL APPLIANCES) the KITCHEN overlooks the cozy DINING ROOM! On the UPPER FLOOR, you will find TWO GENEROUS SIZE ROOMS, A 4PC BATHROOM AND A HUGE THIRD BEDROOM (THIS IS THE MASTER BEDROOM). In the BASEMENT, you will find not only your LAUNDRY AREA and a 3PC BATHROOM but also a HUGE THEATRE ROOM perfect for MOVIE NIGHTS AND ENTERTAINING GUESTS! The LOCATION is UNBEATABLE, you are 15 MINUTES TO DOWNTOWN YYC, a stone's throw away to INTERNATIONAL AVENUE (which has MULTIPLE LOCAL RESTAURANTS AND GROCERY STORES) and are within WALKING DISTANCE TO MULTIPLE SCHOOLS AND PUBLIC TRANSIT! FULLY RENOVATED! NO CONDO FEES! A/C INCLUDED! THEATRE ROOM!

Built in 1972

## Essential Information



MLS® #	A2228071
Price	\$449,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,094
Acres	0.06
Year Built	1972
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	522 43 Street Se
Subdivision	Forest Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 3E1

### Amenities

Parking Spaces	2
Parking	Driveway, Off Street, Parking Pad

### Interior

Interior Features	Built-in Features, Closet Organizers, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Lighting, Private Yard
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Lot Description	Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	11
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
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