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522 43 Street SE  
Calgary, Alberta

MLS # A2235348



\$439,900

Division:	Forest Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,094 sq.ft.	Age:	1972 (53 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Off Street, Parking Pad		
Lot Size:	0.01 Acre		
Lot Feat:	Front Yard, Rectangular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows		

Inclusions: CENTRAL A/C

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!