

# \$399,649 - 310 43 Street Se, Calgary

MLS® #A2203535

**\$399,649**

4 Bedroom, 1.00 Bathroom, 1,179 sqft  
Residential on 0.07 Acres

Forest Heights, Calgary, Alberta

Location, Location, Location.....Hey Let's GO to GRANDMAS PLAYGROUND....Right across the QUIET street! She can supervise the Grandchildren from her GRANDMA CLEAN Family sized living room through the Newer Windows. Freshly painted and Laminate Flooring through out, Large Kitchen with a Bright Dining room and Sliding glass doors leading to a SUNNY West facing Patio and Front yard. Professionally Developed basement with a Massive Family Room, Extra Bedroom, laundry room and Storage. Newer shingles 5 years ago....

Built in 1972

## Essential Information

MLS® #	A2203535
Price	\$399,649
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,179
Acres	0.07
Year Built	1972
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information



Address	310 43 Street Se
Subdivision	Forest Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 3C9

### **Amenities**

Parking Spaces	3
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Window Coverings
Heating	Central, Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Courtyard, Playground
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Yard, Gentle Sloping, Landscaped, Lawn, Rectangular Lot, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 18th, 2025
Days on Market	18
Zoning	R-CG

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.