

# \$529,900 - 2235 43 Street Se, Calgary

MLS® #A2263868

**\$529,900**

3 Bedroom, 1.00 Bathroom, 1,026 sqft  
Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

Welcome to this inviting 3-bedroom, 1-bathroom bungalow offering 1,026 sq ft of comfortable living space. Situated on a generously sized lot 120' x 50', this home features a bright and functional kitchen, abundant natural light, and an undeveloped basement—ready for your personal touch. The spacious backyard is perfect for gardening, relaxing, or entertaining, and the double detached garage adds extra convenience. Ideally located, you're within walking distance to schools of all levels and just minutes from Marlborough Mall, Safeway, Walmart, and public transit, including a nearby train station. Easy access to Memorial Drive ensures quick commutes to downtown and beyond. Don't miss this opportunity—book your private showing today!

Built in 1968

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2263868  |
| Price          | \$529,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,026     |
| Acres          | 0.14      |
| Year Built     | 1968      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2235 43 Street Se |
| Subdivision | Forest Lawn       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2B 1G4           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                            |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                             |
| Cooling           | None                                                                                   |
| Fireplace         | Yes                                                                                    |
| # of Fireplaces   | 1                                                                                      |
| Fireplaces        | Basement, Gas                                                                          |
| Has Basement      | Yes                                                                                    |
| Basement          | Full, Unfinished                                                                       |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | None                              |
| Lot Description   | Back Lane, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                   |
| Construction      | Stucco, Wood Frame, Wood Siding   |
| Foundation        | Poured Concrete                   |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 14th, 2025 |
|-------------|--------------------|

|                |      |
|----------------|------|
| Days on Market | 25   |
| Zoning         | R-CG |

## **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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