

\$275,000 - 2, 1713 43 Street Se, Calgary

MLS® #A2245577

\$275,000

3 Bedroom, 3.00 Bathroom, 994 sqft

Residential on 0.00 Acres

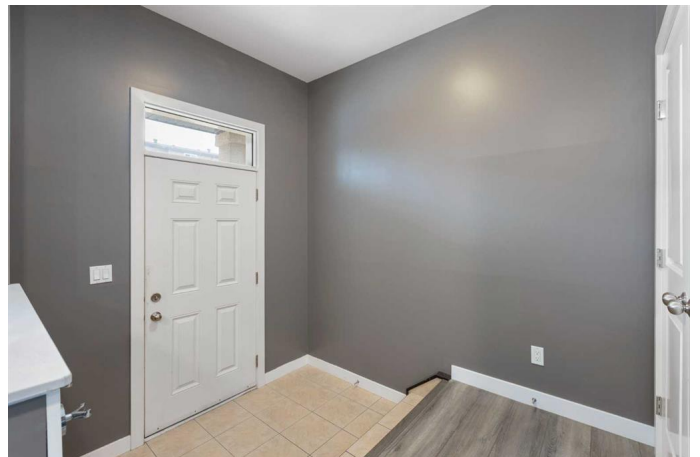
Forest Lawn, Calgary, Alberta

If you've been dreaming about stepping into the market with a home that offers both comfort and convenience—without breaking the bank—this charming townhouse might just be the one.

Built in 2010 and recently freshened up with a coat of paint, this beautifully maintained condo offers a modern, open-concept layout that's perfect for first-time buyers, small families, or anyone looking to simplify without sacrificing style. From the moment you step inside, you're greeted by a bright and airy main floor where the kitchen, dining, and living spaces flow seamlessly together—ideal for entertaining or simply enjoying your everyday routine.

The kitchen is truly the heart of the home here, featuring a central island with granite countertops, tons of cabinet storage, and plenty of prep space. Whether you're hosting a dinner party or whipping up a quick weeknight meal, you'll love how everything is within arm's reach. Just off the dining area, there's a sliding door that leads out to your own covered deck—perfect for morning coffees, evening chats, or grilling year-round.

Upstairs, you'll find a spacious and private primary bedroom retreat complete with a walk-in closet and a 4-piece ensuite bath—your own quiet place to relax at the end of the day. The lower level is fully finished



and offers two additional good-sized bedrooms, both with large windows that let in plenty of natural light, another full 4-piece bathroom, and a laundry room. It's the ideal setup for roommates, guests, or a home office.

Parking is taken care of with your own assigned stall, and with such a great location close to downtown, public transit, schools, parks, and shopping, getting around is a breeze.

Whether you're looking for a smart investment or a cozy place to call your own, this townhouse offers the perfect blend of space, style, and location—all at a price that makes sense. Don't miss your chance to get into the market with a home that truly has it all!

Built in 2010

Essential Information

MLS® #	A2245577
Price	\$275,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	994
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	2, 1713 43 Street Se
Subdivision	Forest Lawn

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 1M4

Amenities

Amenities	None
Parking Spaces	1
Parking	Alley Access, Assigned, Parking Pad, Stall, Concrete Driveway, Guest, Rear Drive

Interior

Interior Features	Open Floorplan, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2025
Days on Market	9
Zoning	M-C1

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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.