

# \$975,000 - 2704 43 Street Sw, Calgary

MLS® #A2228599

## \$975,000

5 Bedroom, 2.00 Bathroom, 1,151 sqft

Residential on 0.15 Acres

Glendale., Calgary, Alberta

Generous size bungalow in Glenbrook with H-GO zoning. This 590 sq m lot sides onto 26 Ave and has an alley for easy development access. This zoning allows for higher density development options on this 64 ft x 100 foot lot. The house itself would be a great holding property while getting your plans submitted and approved by the City as the house is very livable and has been taken care of by the owner and good tenants over the years...3 bdrms up and 2 down , 4 pce bath up, 3 pce ensuite down. Large Recreation room and a massive double attached garage with shop...

Built in 1962

## Essential Information

MLS® #	A2228599
Price	\$975,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,151
Acres	0.15
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information



Address	2704 43 Street Sw
Subdivision	Glendale.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3N5

### Amenities

Parking Spaces	4
Parking	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Rain Gutters
Lot Description	Back Lane, City Lot, Level
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 6th, 2025
Days on Market	24
Zoning	H-GO

### Listing Details

Listing Office	Royal LePage Benchmark
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