

# \$599,900 - 4912 43 Street Sw, Calgary

MLS® #A2217565

**\$599,900**

3 Bedroom, 1.00 Bathroom, 987 sqft

Residential on 0.12 Acres

Glamorgan, Calgary, Alberta

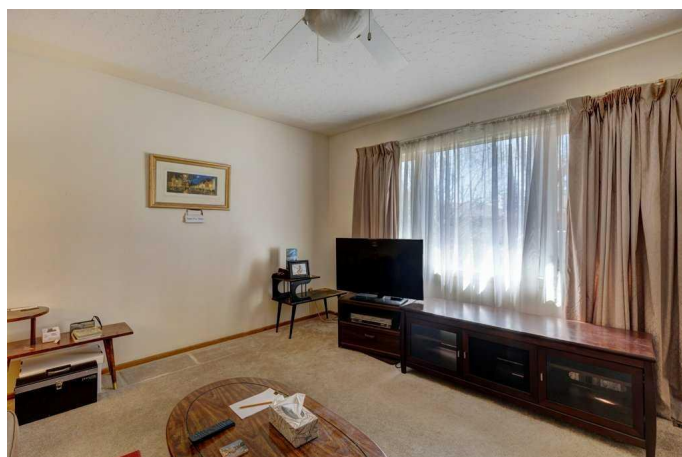
Exceptional opportunity in the heart of Glamorgan. This property offers incredible potential for investors, renovators, or first-time home buyers looking to build equity in a mature neighborhood. Natural light from the east and west pour into this home. There are 3 bedrooms and a full bathroom up-and the lower level is ready for your renovation ideas! A 50' x 100' R-CG lot on a quiet street that is located close to many amenities including schools, restaurants, Mount Royal University, Grey Eagle Event Centre and the Westhills Shopping district.

Built in 1960

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2217565    |
| Price          | \$599,900   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 987         |
| Acres          | 0.12        |
| Year Built     | 1960        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                   |
|-------------|-------------------|
| Address     | 4912 43 Street Sw |
| Subdivision | Glamorgan         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3E 3R3           |

### Amenities

|         |            |
|---------|------------|
| Parking | Off Street |
|---------|------------|

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | See Remarks, Separate Entrance                          |
| Appliances        | Dryer, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Exterior Entry, Full, Unfinished                        |

### Exterior

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

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 12            |
| Zoning         | R-CG          |

### Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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