

# \$450,000 - 1616 43 Street Sw, Calgary

MLS® #A2239581

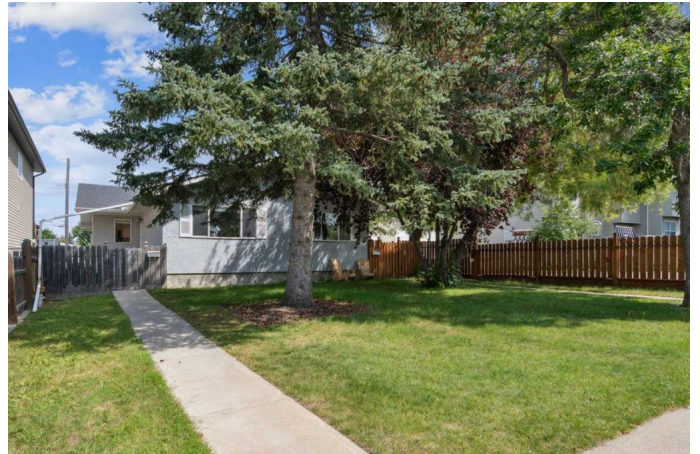
**\$450,000**

2 Bedroom, 2.00 Bathroom, 870 sqft

Residential on 0.07 Acres

Rosscarrock, Calgary, Alberta

Outstanding opportunity in central Rosscarrock! Whether you're a first-time homebuyer or seeking a smart investment, this property offers exceptional value in a prime location. Situated on a quiet street, across from a park, and just a few blocks from the 45 Street LRT station, this home offers unbeatable convenience. This semi-detached home features approximately 1,600 sq. ft. of total living space. The main level includes an updated kitchen with stainless steel appliances, two bedrooms, a full bathroom, and a comfortable living area. The lower level offers a spacious recreation room, a second full bathroom (added in 2021), laundry area, and potential for two additional bedrooms (note: no egress windows). Some updates include a Bosch dishwasher (2019), new Samsung electric range (2021), and brand-new Whirlpool fridge (2025). The fully fenced yard enhances both privacy and functionality. A separation fence with the adjacent neighbour was built in 2017, and the roof was replaced that same year. Additional exterior improvements include a shed (2020) and a large deck (2023), perfect for enjoying the generously sized backyard. While the home could benefit from some additional TLC, it offers tremendous potential. Conveniently located near schools, shopping, parks, and less than 15 minutes from downtown Calgary. Why rent or pay condo fees when you can own a property with a private yard and the flexibility to upgrade as you choose? A great



place to call home in a sought-after inner-city neighbourhood.

Built in 1959

**Essential Information**

MLS® #	A2239581
Price	\$450,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	870
Acres	0.07
Year Built	1959
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

**Community Information**

Address	1616 43 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C2A4

**Amenities**

Parking	None, Off Street
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**Interior**

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Central
Cooling	None
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Courtyard, Fire Pit, Playground, Private Entrance
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 18th, 2025
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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