# \$549,888 - 1613 43 Street Sw, Calgary

MLS® #A2268030

## \$549,888

4 Bedroom, 2.00 Bathroom, 1,630 sqft Residential on 0.06 Acres

Rosscarrock, Calgary, Alberta

Welcome to this bright and spacious two-storey duplex tucked away on a quiet cul-de-sac in the mature community of Rosscarrock. Attached only to a bungalow on one side, this home offers extra privacy with no shared bedroom walls.

The main floor features a comfortable and open layout with a family room, living room, dining area, and an eat-in kitchen that flows nicely for everyday living and entertaining. It's been freshly painted throughout with updated lighting and has a convenient half bath for guests.

Upstairs you'II find a large primary bedroom with a private Juliet balcony overlooking the mature, peaceful backyard. Two additional bedrooms complete the upper level, offering plenty of room for family or a home office.

The basement adds even more flexibility, with a great rec room space, an additional bedroom area, rough-in plumbing for a future bathroom, and a large laundry and storage room ready for your finishing touches.

Outside, the private backyard is surrounded by mature trees and the front driveway provides parking for two vehicles. Set within walking distance of playgrounds, schools, City of Calgary LRT, shopping, and nearby police and fire services, this location offers both comfort and convenience.

In the heart of Rosscarrock in southwest Calgary, this inner-city opportunity combines space, privacy, and value rarely found at this







price point â€" a perfect spot for families or anyone looking to settle into a welcoming community.

#### Built in 1982

## **Essential Information**

MLS® # A2268030 Price \$549,888

Bedrooms 4
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 1,630 Acres 0.06 Year Built 1982

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

## **Community Information**

Address 1613 43 Street Sw

Subdivision Rosscarrock

City Calgary
County Calgary
Province Alberta
Postal Code T3C2A5

### **Amenities**

Parking Spaces 2

Parking Concrete Driveway, Driveway, Off Street, Stall

Interior

Interior Features Bookcases, Chandelier, Closet Organizers, Laminate Counters, Storage,

Track Lighting, Bathroom Rough-in

Appliances Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Window

Coverings

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Mantle, Masonry, Stone, Wood Burning

Has Basement Yes
Basement Full

## **Exterior**

Exterior Features Lighting

Lot Description Back Lane, City Lot, Cul-De-Sac, Front Yard, Private, Treed

Roof Asphalt Shingle

Construction Cedar, Wood Frame, Mixed

Foundation Poured Concrete

### **Additional Information**

Date Listed October 31st, 2025

Days on Market 4

Zoning R-CG

## **Listing Details**

Listing Office KIC Realty

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