

# \$799,000 - 4711 43 Street Sw, Calgary

MLS® #A2215206

## \$799,000

3 Bedroom, 2.00 Bathroom, 959 sqft  
Residential on 0.12 Acres

Glamorgan, Calgary, Alberta

Attention Builders and Developers - Prime development opportunity in the sought-after community of Glamorgan. This R-CG zoned corner lot offers incredible potential, sitting on a spacious 5,283 sq ft parcel – perfect for your next project. The existing 3-bedroom, 2-bath home has been lovingly cared for by the same family for over 30 years, offering a solid foundation for rental income while you plan your development. Additional features include a double detached garage and a long driveway that easily accommodates multiple vehicles or even an RV. The property boasts a large fenced green space alongside the front yard, providing an abundance of outdoor area. Located just steps to public transit, and is close to Mount Royal University, schools, parks, playgrounds, grocery stores, restaurants, and coffee shops, and more – this location offers unbeatable convenience for future residents. Don't miss this opportunity to secure a prime piece of land in one of Calgary's established and thriving communities.

Built in 1960

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2215206  |
| Price     | \$799,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Square Footage | 959         |
| Acres          | 0.12        |
| Year Built     | 1960        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4711 43 Street Sw |
| Subdivision | Glamorgan         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3E 3P9           |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 5   |
| Parking        | Double Garage Detached, Off Street, RV Access/Parking |
| # of Garages   | 2   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Laminate Counters, See Remarks          |
| Appliances        | Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished                                |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Yard                     |
| Lot Description   | Back Lane, Back Yard, Corner Lot |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding                     |
| Foundation        | Poured Concrete                  |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 30th, 2025 |
|-------------|------------------|

|                |      |
|----------------|------|
| Days on Market | 11   |
| Zoning         | R-CG |

## **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.