1403 43 Street SW

Calgary | Active | MLS® A2292244

$850,000









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1957**	**740.05 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

A rare large corner lot Zoned R-CG ready for development. Located in the prestigious neighborhood of Rosscarrack close to 3 schools and adjacent to a beautiful park. This is a rare opportunity to develop your new Multi family or dream home. Located a short 15-minute drive to downtown and surrounded with an abundance of restaurants and shopping. Do not miss this opportunity

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2292244
Bedrooms	2
Bathrooms	1
Year Built	1957
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	740.05 sq. ft.
Main Level Finished Area:	740.05 sq. ft.
Below Grade Finished Area:	645.97 sq. ft.
Acreage:	No
Lot Area:	6,027 sq. ft.
Lot Frontage:	50'

Front Exposure:	South
Levels:	One
Total Rooms Above Grade:	4
Year built:	1957 (Age: 69)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	5177GE
Heating:	Forced Air
Basement:	Full, Partially Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Laminate
Cooling:	None
Fireplaces:	0
Fireplace Details:	None
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached

Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Lower Level
City Quadrant:	Southwest
Community:	Rosscarrock
Appliances:	Other
Inclusions:	All goods included sold as is condition
Restrictions:	None Known
Main Floor	Bedroom · 10'8" × 9'3" ·
Main Floor	Kitchen · 11'4" × 9' ·
Main Floor	Living Room · 18'3" × 11'5" ·
Main Floor	Bedroom - Primary · 11'5" × 10'8" ·
Basement	Bonus Room · 10'10" × 10'10" ·
Basement	Game Room · 17'5" × 10'9" ·
Basement	Storage · 11' × 9' ·
Basement	Furnace/Utility Room · 15'8" × 11'2" ·
Title to Land:	Fee Simple
Community Features:	None
Interior Features:	See Remarks
Exterior Features:	None
Patio And Porch Features:	None
Lot Features:	Back Yard, Corner Lot, Few Trees
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W

Zoning:	RC-2
Listed Date:	Mar 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1403-43-street-sw-calgary-a2292244/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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