

# \$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
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Zoning

R-CG

## **Listing Details**

Listing Office

Coldwell Banker Mountain Central

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