

\$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.

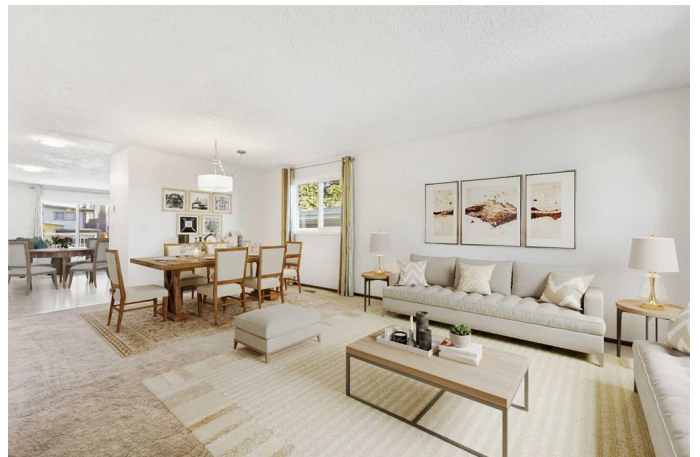
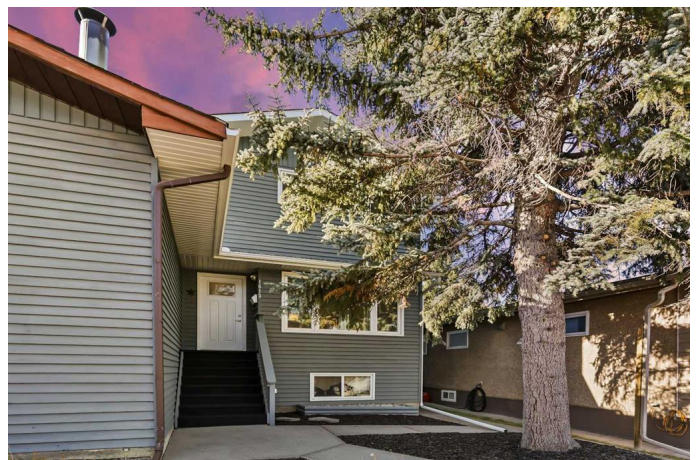
The main floor features a comfortable and open layout with a family room, living room, dining area, and an eat-in kitchen that flows nicely for everyday living and entertaining. It's been freshly painted throughout with updated lighting and has a convenient half bath for guests.

Upstairs you'll 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 – 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	9
Zoning	R-CG

Listing Details

Listing Office	KIC Realty
----------------	------------

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.