



1831 43 Street SE
Calgary, Alberta

MLS # A2322858



\$625,000

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|------------------|---|---------------|-------------------|
| Division: | Forest Lawn | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 840 sq.ft. | Age: | 1953 (73 yrs old) |
| Beds: | 1 | Baths: | 2 |
| Garage: | Parking Pad | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Rectangular Lot | | |

| | | | |
|--------------------|-------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco | Zoning: | M-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home | | |

Inclusions: N/A

ATTENTION BUILDERS, DEVELOPERS & INVESTORS! Rare opportunity to acquire this MC-1 zoned parcel as part of a two-property land assembly being offered for sale together with 1827 43 Street SE. Combined, the properties provide approximately 100 feet of frontage and 122 feet of depth (12,000+ sq.ft.), creating an exceptional redevelopment opportunity in the heart of Forest Lawn. Situated just steps from International Avenue (17 Ave SE), this site benefits from strong redevelopment momentum, excellent transit access and close proximity to downtown Calgary. Zoned MC-1 and not affected by the recent citywide rezoning repeal, this assembly offers outstanding potential for future multi-residential development in a rapidly evolving urban corridor. Builders, developers and long-term investors will appreciate the opportunity to secure a sizeable MC-1 land assembly in a location where redevelopment activity continues to accelerate. The existing owner-occupied home may provide interim holding value while redevelopment plans are pursued and features 2 bedrooms on the main level, 1 bedroom below grade, 2 full bathrooms and a partially finished basement. Minutes from schools, shopping, restaurants, transit and major commuter routes. Large MC-1 development sites with 100 feet of combined frontage are increasingly difficult to find. **PROPERTY MUST BE PURCHASED TOGETHER WITH 1827 43 STREET SE.** Interior photos available upon request.