



**GRASSROOTS**  
REALTY GROUP

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2028 43 Street SE  
Calgary, Alberta

MLS # A2330043



**\$639,900**

|           |                                  |        |                   |
|-----------|----------------------------------|--------|-------------------|
| Division: | Forest Lawn                      |        |                   |
| Type:     | Residential/House                |        |                   |
| Style:    | 3 Level Split                    |        |                   |
| Size:     | 1,395 sq.ft.                     | Age:   | 1961 (65 yrs old) |
| Beds:     | 3                                | Baths: | 2                 |
| Garage:   | Double Garage Detached           |        |                   |
| Lot Size: | 0.14 Acre                        |        |                   |
| Lot Feat: | Back Lane, Back Yard, Front Yard |        |                   |

|             |                                  |            |      |
|-------------|----------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas          | Water:     | -    |
| Floors:     | Carpet, Hardwood, Laminate, Tile | Sewer:     | -    |
| Roof:       | Asphalt Shingle                  | Condo Fee: | -    |
| Basement:   | Full                             | LLD:       | -    |
| Exterior:   | Stucco, Wood Frame               | Zoning:    | MC-1 |
| Foundation: | Poured Concrete                  | Utilities: | -    |
| Features:   | Storage, Vinyl Windows           |            |      |

Inclusions: NA

An exceptional permit-ready infill development opportunity in Calgary's rapidly revitalizing Forest Lawn corridor. This 50' x 122' R-CG lot includes a fully approved Development Permit for two modern duplexes featuring eight self-contained residential units, plus four detached garages. Each duplex offers approximately 1,270 sq. ft. above grade with an additional 500 sq. ft. of developed legal basement space, maximizing rental income potential and long-term value. Approved building plans and DSSP are included, allowing the new owner to move directly toward construction. All major City approvals have been secured, eliminating entitlement and rezoning risk while significantly reducing project timelines, consultant fees, and soft costs. The purchaser only needs to obtain a partial Building Permit before commencing construction. To facilitate a seamless transition, the seller will assist with obtaining both the Demolition Permit and the partial Building Permit. Strategically located just minutes from International Avenue (17th Avenue SE), public transit, schools, shopping, parks, and major commuter routes, this property benefits from strong neighbourhood revitalization, increasing demand, and excellent long-term growth potential. This opportunity is ideally suited for: Build-to-sell developers seeking attractive resale margins. Long-term investors expanding their rental portfolio. Developers pursuing a CMHC MLI Select financing strategy. Investors looking for a shovel-ready, high-density infill project in one of Calgary's most active redevelopment corridors. With approvals already in place, this is a rare opportunity to acquire a construction-ready multi-family development site offering substantial time savings, reduced development risk, and strong rental and resale fundamentals. Joint venture opportunities are also available and open for discussion with qualified investors.