



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1831 43 Street SE
Calgary, Alberta

MLS # A2330249



\$619,000

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
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: n/a

ATTENTION BUILDERS, DEVELOPERS & INVESTORS! Rare opportunity to acquire this M-C1 zoned parcel as part of a two-property land assembly, offered 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. This assembly sits directly on 17 Ave SE (International Avenue), roughly 150m from the 44 St SE MAX Purple BRT station, close enough to qualify for a built-in 25% parking stall reduction for multi-residential development under Calgary's Land Use Bylaw. No relaxation application is required, it's automatic given the site's proximity to transit, which materially improves site efficiency and unit yield potential for a future build. Zoned M-C1 and unaffected by the recent citywide rezoning repeal, this site supports multi-residential development at increasing density, with the transit-supportive parking reduction allowing more livable/buildable area per unit than a typical M-C1 site further from transit. Combined frontage of 100 feet is increasingly hard to find in this corridor. The existing owner-occupied bungalow may offer interim holding income while development plans are pursued, featuring 2 bedrooms up, 1 bedroom down, 2 full bathrooms, and a partially finished basement. Minutes from schools, shopping, restaurants, transit, and major commuter routes. **PROPERTY MUST BE PURCHASED TOGETHER WITH 1827 43 STREET SE.**