



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1827 43 Street SE
Calgary, Alberta

MLS # A2330250



\$619,000

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	857 sq.ft.	Age:	1957 (69 yrs old)
Beds:	1	Baths:	1
Garage:	Triple Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Subfloor	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions:	N/A
-------------	-----

ATTENTION BUILDERS, DEVELOPERS & INVESTORS! Exceptional M-C1 development opportunity in the heart of Forest Lawn, offered together with adjacent 1831 43 Street SE, creating a rare 100' x 122' land assembly (over 12,000 sq.ft.) just one block from International Avenue (17 Ave SE). This assembly sits 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. This reduction can materially improve 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, providing continued flexibility for builders and investors seeking density in an established inner-city location. The existing structure on this property is not habitable and is being sold for land value only. Adjacent 1831 43 Street SE contains a livable owner-occupied home that may provide holding value while redevelopment plans are pursued. Minutes from downtown Calgary, transit, shopping, restaurants, schools, and major commuter routes. Large M-C1 development sites with 100 feet of combined frontage are increasingly difficult to find. PROPERTY MUST BE PURCHASED TOGETHER WITH 1831 43 STREET SE.