



GRASSROOTS
REALTY GROUP

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**2006 42 Street SE
Calgary, Alberta**

MLS # A2345316



\$529,900

Division: Forest Lawn

Lot Size: 0.14 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: R-CG

Water: -

Sewer: -

Utilities: -

50 FT $\times$ 120 FT LOT | SIDE-BY-SIDE DUPLEX PLANS | PERMITS & FLOOR PLANS READY | APPROX. 1,796 SQ. FT. PER HALF DUPLEX | FOUNDATION ALREADY POURED ! An excellent inner-city development opportunity in the established community of Forest Lawn, Calgary. This generous 50' $\times$ 120' lot is ready for the construction of a side-by-side duplex, with the required permits and floor plans already in place, providing a significant head start for builders, developers, and investors. The foundation has already been poured in accordance with the plans, allowing the next owner to take over the project with substantial preliminary work already completed. The plans provide for approximately 1,796 sq. ft. of above-grade living space PER HALF DUPLEX, offering the potential to create two spacious and modern residences. Ideally situated in an established inner-city community with convenient access to schools, parks, shopping, transit, everyday amenities, and major roadways, this property presents an exciting opportunity for anyone looking to complete a side-by-side duplex development in Calgary. A fantastic opportunity for builders, developers, and investors—take over the project and bring this Forest Lawn development to completion!