

**1812 43 Street SE**  
**Calgary, Alberta**

**MLS # A2254657**



**\$534,999**

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | Forest Lawn                         |               |                   |
| <b>Type:</b>     | Residential/House                   |               |                   |
| <b>Style:</b>    | 1 and Half Storey                   |               |                   |
| <b>Size:</b>     | 1,204 sq.ft.                        | <b>Age:</b>   | 1943 (82 yrs old) |
| <b>Beds:</b>     | 2                                   | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Double Garage Detached, Parking Pad |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                           |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard                |               |                   |

|                    |                                  |                   |      |
|--------------------|----------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                       | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum, Tile | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Partial, Unfinished              | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame, Wood Siding          | <b>Zoning:</b>    | M-C1 |
| <b>Foundation:</b> | Block                            | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bar                              |                   |      |

**Inclusions:** N/A

ATTENTION INVESTORS , DEVELOPERS , BUILDERS. M-C1, 50 ft frontage, alley corner lot! Prime opportunity on a 50 ft (15.22m) frontage lot located in Forest Lawn, marked for future high density. Currently zoned M-C1, this designation allows for multi-residential development. This unique property sits at the end of a quiet, cul-de-sac style corner lot with excellent access to amenities. BRT transit, schools, shopping, parks, and playgrounds are all just a short walk away, making it an ideal site for redevelopment. Property is being sold as-is, where-is.