

1827 43 Street SE
Calgary, Alberta

MLS # A2330250



\$549,000

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! M-C1 zoned redevelopment opportunity on an approximately 50' x 122' parcel in Forest Lawn, available for purchase individually or together with adjacent 1831 43 Street SE for an optional larger land assembly. Located just off International Avenue (17 Ave SE) and roughly 150m from the 44 St SE MAX Purple BRT station, the site offers excellent access to transit, downtown and major commuter routes. Under Calgary's Land Use Bylaw, qualifying multi-residential development within 400m of an existing or approved capital-funded BRT station may receive a 25% reduction in required motor vehicle parking stalls, adding flexibility when evaluating redevelopment options. The existing structure is not habitable and the property is being marketed for land value. The approximately 50' x 122' parcel is zoned M-C1 and includes rear lane access and a detached triple garage. Adjacent 1831 43 Street SE is also available separately, allowing a purchaser to consider an optional combined assembly of approximately 100' x 122' and over 12,000 sq.ft. A compelling opportunity for builders, developers or investors seeking an established inner-city location near transit and amenities. Purchase individually or explore acquiring both parcels.