



GRASSROOTS
REALTY GROUP

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1812 43 Street SE
Calgary, Alberta

MLS # A2254657



\$534,999

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

Heating:	Forced Air
Floors:	Carpet, Laminate, Linoleum, Tile
Roof:	Asphalt Shingle
Basement:	Partial, Unfinished
Exterior:	Wood Frame, Wood Siding
Foundation:	Block
Features:	Bar

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

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.