



**2028 43 Street SE  
Calgary, Alberta**

**MLS # A2288729**



**\$629,900**

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,395 sq.ft.	<b>Age:</b>	1961 (65 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	MC-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vaulted Ceiling(s)		

**Inclusions:** NA

Turnkey multi-residential development opportunity in Calgary's rapidly intensifying Forest Lawn corridor. This 50' x 122' RCG lot comes with a fully approved Development Permit for two duplexes (8 rentable units) plus 4 detached garages, with building plans available. Eliminate entitlement risk and significantly reduce your project timeline &mdash; DSSP in process, proceed directly toward building permit and construction. DP approved &mdash; no rezoning risk, Plans available &mdash; reduced soft costs & consultant timelines, Strong infill activity and area revitalization Located minutes from International Avenue, transit, retail & commuter routes, Tenant-occupied home provides interim holding income Ideal for: Build-to-sell strategy, rental portfolio addition, CMHC MLI Select exit strategy, JV investors seeking permit-ready product. A rare opportunity to secure shovel-ready density in an established neighborhood with strong rental and resale fundamentals. Joint Venture opportunities are also available. Open for discussion.