



GRASSROOTS
REALTY GROUP

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1827 43 Street SE
Calgary, Alberta

MLS # A2187114



\$525,000

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	857 sq.ft.	Age:	1957 (68 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:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C1
Foundation:	See Remarks	Utilities:	-
Features:	See Remarks, Separate Entrance		

Inclusions: N/A

MC-1 LOT | 50 x 121 FOOT LOT | Development Opportunity | Attention builders and developers! This is a rare opportunity to acquire a prime piece of MC-1 land in the bustling city of Calgary, with the potential for multi-family development. Located just a minute walk away from the vibrant 17th Avenue, one of Calgary's most dynamic and amenity-rich areas. Enjoy easy access to a plethora of shops, restaurants, cafes, and essential services, all just a short walk away! With the ongoing development and revitalization of the surrounding area, this property is a solid investment opportunity with potential for growth.