

**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.