

1827 43 Street SE  
Calgary, Alberta

MLS # A2187114

# \$525,000



|           |   |        |                   |
|-----------|---|--------|-------------------|
| 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:     | See Remarks                    | Sewer:     | -    |
| Roof:       | Asphalt Shingle                | Condo Fee: | -    |
| Basement:   | Full                           | 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.