

780-832-5880

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## 1827 43 Street SE Calgary, Alberta

MLS # A2187114



\$525,000

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Style: Bungal Size: 857 sq	- C - 1/L I						
<b>Size:</b> 857 sq	Residential/House						
	Bungalow						
Beds: 1	.ft. <i>F</i>	\ge:	1957 (68 yrs old)				
	В	Baths:	1				
Garage: Triple (	Triple Garage Detached						
Lot Size: 0.14 A	cre						
Lot Feat: Back L	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.