# \$534,999 - 1812 43 Street Se, Calgary

MLS® #A2254657

## \$534,999

2 Bedroom, 1.00 Bathroom, 1,204 sqft Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

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.

Built in 1943

#### **Essential Information**

MLS® # A2254657 Price \$534,999

Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 1,204 Acres 0.14 Year Built 1943

Type Residential Sub-Type Detached

Style 1 and Half Storey

Status Active

## **Community Information**







Address 1812 43 Street Se

Subdivision Forest Lawn

City Calgary
County Calgary
Province Alberta
Postal Code T2B 1G9

#### **Amenities**

Parking Spaces 4

Parking Double Garage Detached, Parking Pad

# of Garages 1

## Interior

Interior Features Bar

Appliances Dryer, Electric Range, Microwave, Refrigerator, Washer, Oven

Heating Forced Air

Cooling None
Has Basement Yes

Basement Unfinished, Partial

#### **Exterior**

Exterior Features Balcony, Private Yard

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Block

## **Additional Information**

Date Listed September 5th, 2025

Days on Market 57

Zoning M-C1

## **Listing Details**

Listing Office eXp Realty

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