



THE A-TEAM

RE/MAX FIRST

1812 43 Street, Calgary T2B 1G9

MLS®#: A2143962 Area: Forest Lawn Listing: 06/27/24 List Price: \$514,990
Status: Active County: Calgary Change: -\$35k, 22-Jul Association: Fort McMurray



General Information

Prop Type: Residential Detached City/Town: Calgary Year Built: 1943 Lot Sz Ar: 6,038 sqft
Finished Floor Area: Abv Sqft: 1,246 Low Sqft: Ttl Sqft: 1,246

DOM

81 Layout Beds: 3 (3) Baths: 1.0 (1 0) Style: 1 and Half Storey

Parking

Ttl Park: 4 Garage Sz: 2

Access: Lot Feat: Back Lane, Back Yard Park Feat: Double Garage Detached, Parking Pad

Utilities and Features

Roof: Asphalt Shingle Heating: Forced Air Sewer: Ext Feat: Private Yard Construction: Wood Frame, Wood Siding Flooring: Carpet, Laminate, Linoleum, Tile Water Source: Fnd/Bsmt: Block Kitchen Appl: Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer Int Feat: Bar Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Family Room, 4pc Bathroom, and Bedroom.

Legal/Tax/Financial

Title: Zoning:

Fee Simple

M-C1

Legal Desc:

1348GJ

Remarks

Pub Rmks:

INVESTORS-DEVELOPERS-BUILDERS!!! 15.22m(50ft) Lot frontage property. Those keeping an eye on the Greater Forest Lawn Local Area Plan will notice this property is located in the proposed drafted area marked out for high density, multi-storey rezoning. Currently zoned M-C1, a multi-residential designation in the developed area that is primarily for 3 to 4 storey apartment buildings and townhouses. Located in a quiet closed road, cul-de-sac like end/corner Lot. BRT Transit, Schools, Shopping, Parks & Playgrounds all within short walking distance. Home is sold as is where is.

Inclusions:

Metal Garden Shed

Property Listed By:

2% Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123