



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1827 43 Street, Calgary T2B 1H1**

MLS®#: **A2158481**

Area: **Forest Lawn**

Listing Date: **08/17/24**

List Price: **\$525,000**

Status: **Active**

County: **Calgary**

Change: **-\$24k, 21-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1957**

Finished Floor Area

Abv Sqft: **857**

Low Sqft:

Ttl Sqft: **857**

Lot Information

Lot Sz Ar: **6,092 sqft**

Lot Shape:

DOM

**126**

Layout

Beds: **1 (1 )**

Baths: **1.0 (1 0)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**  
Park Feat: **Triple Garage Detached**

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

Construction: **Vinyl Siding**  
Flooring:  
**See Remarks**  
Water Source:  
Fnd/Bsmt:  
**See Remarks**

Kitchen Appl: **None**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room  
**3pc Bathroom**

Level  
**Main**

Dimensions  
**4`11" x 7`9"**

Room  
**Bedroom**  
Legal/Tax/Financial

Level  
**Main**

Dimensions  
**12`1" x 11`4"**

Title:  
**Fee Simple**

Zoning:  
**M-C1**

Legal Desc: **1883GR**

Remarks

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Pub Rmks: **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.**

Inclusions: n/a  
Property Listed By: **URBAN-REALTY.ca**

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