



THE
A-TEAM

**RE/MAX
FIRST**

1827 43 Street, Calgary T2B 1H1

MLS®#: **A2158481**

Area: **Forest Lawn**

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

List Price: **\$599,000**

Status: **Active**

County: **Calgary**

Change: **None**

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

33
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Access:

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

Parking

Ttl Park: **4**
Garage Sz: **3**

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

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**

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