



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2187114**

Area: **Forest Lawn**

Listing Date: **01/16/25**

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

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

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

Finished Floor Area

Abv Sqft: **857**  
Low Sqft:  
Ttl Sqft: **857**

DOM

**16**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Bungalow**

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**  
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,Separate Entrance**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	12`1" x 11`4"	3pc Bathroom	Main	4`11" x 7`9"

Legal/Tax/Financial

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**