

# \$525,000 - 1827 43 Street Se, Calgary

MLS® #A2187114

## \$525,000

1 Bedroom, 1.00 Bathroom, 857 sqft  
Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

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.



Built in 1957

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2187114    |
| Price          | \$525,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 857         |
| Acres          | 0.14        |
| Year Built     | 1957        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1827 43 Street Se |
| Subdivision | Forest Lawn       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2B 1H1           |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Triple Garage Detached |
| # of Garages   | 3                      |

## Interior

|                   |                                |
|-------------------|--------------------------------|
| Interior Features | See Remarks, Separate Entrance |
| Appliances        | None                           |
| Heating           | Forced Air                     |
| Cooling           | None                           |
| Has Basement      | Yes                            |
| Basement          | Full, Unfinished               |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | None                                                          |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                               |
| Construction      | Vinyl Siding                                                  |
| Foundation        | See Remarks                                                   |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 16th, 2025 |
| Days on Market | 279                |
| Zoning         | M-C1               |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.