

# \$534,999 - 1812 43 Street Se, Calgary

MLS® #A2254657

**\$534,999**

2 Bedroom, 1.00 Bathroom, 1,204 sqft

Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

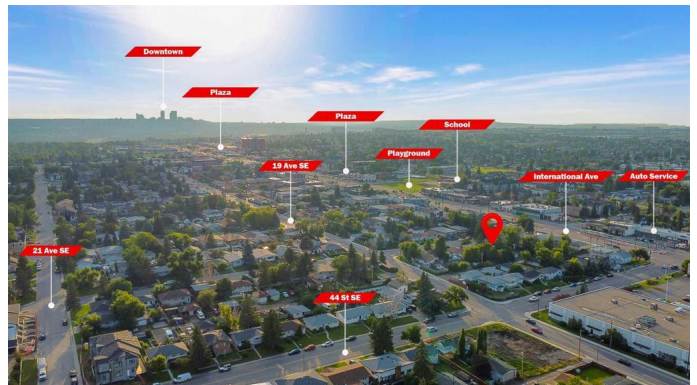
ATTENTION INVESTORS , DEVELOPERS , BUILDERS. M-C1, 50 ft frontage, alley corner lot! Prime opportunity on a 50 ft (15.22m) frontage lot located in Forest Lawn, marked for future high density. Currently zoned M-C1, this designation allows for multi-residential development. This unique property sits at the end of a quiet, cul-de-sac style corner lot with excellent access to amenities. BRT transit, schools, shopping, parks, and playgrounds are all just a short walk away, making it an ideal site for redevelopment. Property is being sold as-is, where-is.

Built in 1943

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2254657          |
| Price          | \$534,999         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 1,204             |
| Acres          | 0.14              |
| Year Built     | 1943              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

## Community Information



|             |                   |
|-------------|-------------------|
| Address     | 1812 43 Street Se |
| Subdivision | Forest Lawn       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2B 1G9           |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Double Garage Detached, Parking Pad |
| # of Garages   | 1                                   |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Bar                                                          |
| Appliances        | Dryer, Electric Range, Microwave, Oven, Refrigerator, Washer |
| Heating           | Forced Air                                                   |
| Cooling           | None                                                         |
| Has Basement      | Yes                                                          |
| Basement          | Partial, Unfinished                                          |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony, Private Yard   |
| Lot Description   | Back Lane, Back Yard    |
| Roof              | Asphalt Shingle         |
| Construction      | Wood Frame, Wood Siding |
| Foundation        | Block                   |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 37                  |
| Zoning         | M-C1                |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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