

\$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

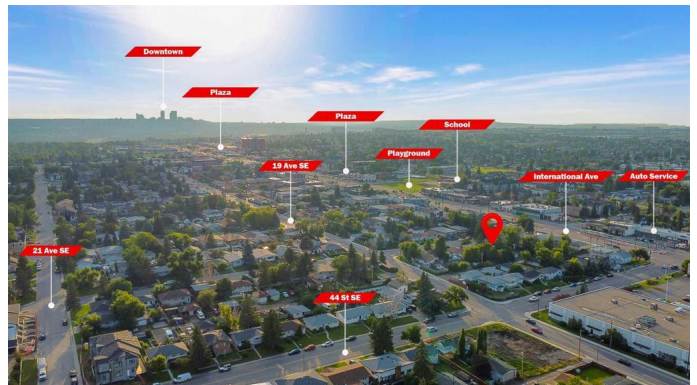
ATTENTION INVESTORS , DEVELOPERS , BUILDERS. M-C1, 50 ft frontage, alley corner lot! Prime opportunity on a 50 ft (15.22m) frontage lot located in Forest Lawn, marked for future high density. Currently zoned M-C1, this designation allows for multi-residential development. This unique property sits at 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	Unfinished, Partial

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	12
Zoning	M-C1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.