

\$514,990 - 1812 43 Street Se, Calgary

MLS® #A2143962

\$514,990

3 Bedroom, 1.00 Bathroom, 1,246 sqft

Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

INVESTORS-DEVELOPERS-BUILDERS!!!

15.22m(50ft) Lot frontage property. Those keeping an eye on the Greater Forest Lawn Local Area Plan will notice this property is located in the proposed drafted area marked out for high density, multi-storey rezoning. Currently zoned M-C1, a multi-residential designation in the developed area that is primarily for 3 to 4 storey apartment buildings and townhouses. Located in a quiet closed road, cul-de-sac like end/corner Lot. BRT Transit, Schools, Shopping, Parks & Playgrounds all within short walking distance. Home is sold as is where is.

Built in 1943

Essential Information

MLS® #	A2143962
Price	\$514,990
Sold Price	\$500,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,246
Acres	0.14
Year Built	1943
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold



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

Interior

Interior Features	Bar
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

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

Additional Information

Date Listed	June 27th, 2024
Date Sold	September 20th, 2024
Days on Market	85
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
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