

# \$535,000 - 1828 43 Street Se, Calgary

MLS® #A2240868

## \$535,000

3 Bedroom, 2.00 Bathroom, 1,286 sqft  
Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

Step into the future while owning a piece of the past. This solidly built 1962 original-owner home sits proudly on a spacious 50x121 MC-1 zoned lot in a community poised for revitalization and growth. Whether you envision a stunning renovation, modern infill, or a fresh new development project, this property offers endless possibilities in a well-established neighbourhood known for its mature trees and community charm.

Inside, the home tells a story of care and craftsmanship. It features a functional layout with oversized bedrooms and generous living spaces – a true testament to the solid construction of its era. While the interiors remain largely original, they provide a perfect canvas for personal updates or a complete transformation. Hardwood floors throughout.

Outside, enjoy the tranquillity of a mature, private yard – ideal for those who value space and serenity while tending to the garden.

Whether you're a family eager to restore its vintage character or an investor looking to unlock its redevelopment potential, this property offers opportunity at every turn.

Opportunities like this don't come often. Bring your vision and start creating today.



Built in 1962

## Essential Information

MLS® #	A2240868
Price	\$535,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,286
Acres	0.14
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	1828 43 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B1G9

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

## Interior

Interior Features	Dry Bar, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Block

### **Additional Information**

Date Listed	July 17th, 2025
Days on Market	9
Zoning	M-C1

### **Listing Details**

Listing Office	CIR Realty
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