



2028 43 Street Calgary Alberta

\$629,900

Turnkey multi-residential development opportunity in Calgary's rapidly intensifying Forest Lawn corridor. This 50' x 122' RCG lot comes with a fully approved Development Permit for two duplexes (8 rentable units) plus 4 detached garages, with building plans available. Eliminate entitlement risk and significantly reduce your project timeline -- DSSP in process, proceed directly toward building permit and construction. DP approved - no rezoning risk, Plans available - reduced soft costs & consultant timelines, Strong infill activity and area revitalization. Located minutes from International Avenue, transit, retail & commuter routes, Tenant-occupied home provides interim holding income. Ideal for: Build-to-sell strategy, rental portfolio addition, CMHC MLI Select exit strategy, JV investors seeking permit-ready product. A rare opportunity to secure shovel-ready density in an established neighborhood with strong rental and resale fundamentals. Joint Venture opportunities are also available. Open for discussion. (id:6769)

4pc Bathroom 9.00 M x 7.00 M

Bedroom 9.10 M x 11.20 M

Bedroom 10.30 M x 8.10 M

Primary Bedroom 12.70 M x 10.30 M

Recreational, Games room 19.60 M x 17.60 M

3pc Bathroom 6.80 M x 4.30 M

Laundry room 13.00 M x 4.60 M

Bonus Room 11.10 M x 19.70 M

Kitchen 9.60 M x 11.80 M

Living room 15.00 M x 16.30 M

Other 7.50 M x 9.70 M

Other 6.11 M x 3.60 M

Dining room 8.10 M x 9.40 M

Listing Presented By:



Originally Listed by:
URBAN-REALTY.ca

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca