

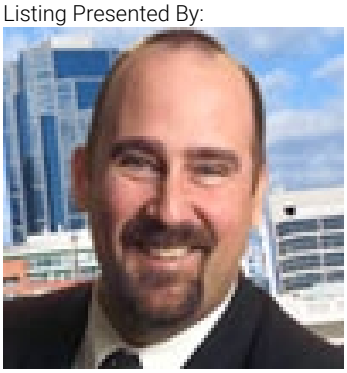
2028 43 Street Calgary Alberta

$599,000

RARE APPROVED 8-UNIT DEVELOPMENT SITE | 50' x 122' R-CG | FOREST LAWN | READY TO ADVANCE TOWARD CONSTRUCTIONInvestors and developers -- this is an opportunity to acquire an already-approved multi-family infill project and bypass much of the time, cost and uncertainty normally associated with starting a new development.Located in Calgary's Forest Lawn redevelopment corridor, this 50' x 122' R-CG site has an APPROVED Development Permit for TWO DUPLEXES containing EIGHT self-contained residential units**, plus FOUR detached garages. 8 UNITS. APPROVED DESIGN. SIGNIFICANT TIME SAVINGS.The approved project provides approximately:8 self-contained residential units, approximately 1,270 sq. ft. above grade per unit, approximately 500 sq. ft. of developed legal basement space/ unit, 4 detached garages, 2 modern duplex buildings, Approved Development Permit, DSSP approval, Building plans available, Demolition process underway.This is not a speculative rezoning play. The development entitlement is already substantially advanced, allowing the next owner to focus on financing, Building Permit completion and construction rather than starting the planning process from zero.BUILT FOR INVESTORS AND DEVELOPERSThe property offers multiple potential exit strategies:BUILD & SELL: Construct and sell the completed units individually, subject to market conditions and applicable requirements.BUILD & HOLD: Retain the completed units as a multi-family rental portfolio and build long-term equity and rental income.DEVELOP & PARTNER: A qualified investor or developer can potentially structure a joint venture using the approved development as the foundation for the project.FINANCING STRATEGY: The approved eight-unit configuration may be suitable for financing strategies available to qualifying multi-family projects, including potential CMHC programs, subject to current program requirements, lende...

Bedroom 29.10 M x 36.90 M
Bedroom 33.90 M x 26.70 M
4pc Bathroom 29.60 M x 23.00 M
Primary Bedroom 41.80 M x 33.90 M
3pc Bathroom 22.40 M x 14.10 M
Bonus Room 36.50 M x 6.80 M
Living room 49.30 M x 53.60 M
Other 20.10 M x 11.10 M
Kitchen 31.60 M x 38.90 M
Other 24.70 M x 31.10 M

Listing Presented By:



Originally Listed by:
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Laundry room 42.80 M x 15.10 M

Dining room 26.70 M x 30.10 M

Recreational, Games room 60.40 M x 57.90 M