

# \$299,900 - 2435 43 Street Se, Calgary

MLS® #A2179966

**\$299,900**

0 Bedroom, 0.00 Bathroom,  
Land on 0.07 Acres

Forest Lawn, Calgary, Alberta

**\*\*ATTENTION All Builders, Developers & Investors\*\*** Here is an exceptional opportunity in the Community of Forest Lawn. This vacant lot is ideal for developers, investors, or those with a vision for creating a dream home. This lot is close to wonderful neighbours and minutes from all the amenities that International Avenue has to offer. You can get the best of both worlds in a lot that will offer you the opportunity to build your dream home along with a legal basement suite for additional revenue if you so desire on this newly subdivided R-CG lot. This location is very calm and peaceful and provides easy access to downtown less than 10 minutes away. The lot offers convenient connectivity to major roads like Deerfoot Trail and 16th Avenue facilitating seamless commuting. Whether you're a seasoned Home Builder/Developer or Investor seeking a fruitful venture, then you are aware of all of the new home construction and development taking place in the community of Forest Lawn. This vacant lot in Forest Lawn holds immense promise with its prime location, expansive lot size, and promising potential, seize the opportunity now to make your mark. Act now and make your dreams come true. NOTE â€“ City Tax Assessment to be done in January 2025 as per City of Calgary Tax Department. Additionally, because of the subdivision of property there is currently an Address Assignment pursuant to the subdivision as well. Realtor is not related to seller and holds



no interest in the property.

### Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2179966         |
| Price     | \$299,900        |
| Bathrooms | 0.00             |
| Acres     | 0.07             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2435 43 Street Se |
| Subdivision | Forest Lawn       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2B 1H6           |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 20th, 2024 |
| Days on Market | 113                 |
| Zoning         | R-CG                |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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