2006 42 Street SE

Calgary | Active | MLS® A2345316

$499,000





Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Pro Broker

A closer look

50 FT × 120 FT LOT | SIDE-BY-SIDE DUPLEX PLANS | PERMITS & FLOOR PLANS READY | APPROX. 1,796 SQ. FT. PER HALF DUPLEX | FOUNDATION ALREADY POURED ! An excellent inner-city development opportunity in the established community of Forest Lawn, Calgary. This generous 50' × 120' lot is ready for the construction of a side-by-side duplex, with the required permits and floor plans already in place, providing a significant head start for builders, developers, and investors.

The foundation has already been poured in accordance with the plans, allowing the next owner to take over the project with substantial preliminary work already completed. The plans provide for approximately 1,796 sq. ft. of above-grade living space PER HALF DUPLEX, offering the potential to create two spacious and modern residences.

Ideally situated in an established inner-city community with convenient access to schools, parks, shopping, transit, everyday amenities, and major roadways, this property presents an exciting opportunity for anyone looking to complete a side-by-side duplex development in Calgary.

A fantastic opportunity for builders, developers, and investors-take over the project and bring this Forest Lawn development to completion!

Property details

Status	Active
Prop. Type	Land
MLS® Num	A2345316
Property Type:	Land
Property Sub Type:	Residential Land
Condo Type:	Not a Condo
Transaction Type:	For Sale
Lot Area:	6,092 sq. ft.
Lot Frontage:	50'1½"
Bathrooms:	- (Full:-, Half:-)
Plan:	2900W
Ensuite:	No
Garage:	No
City Quadrant:	Southeast
Community:	Forest Lawn

Inclusions:	N/A
Restrictions:	None Known
Title to Land:	Fee Simple
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone E
Zoning:	R-CG
Listed Date:	Sep 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2006-42-street-se-calgary-a2345316/

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