2028 43 Street SE

Calgary | Active | MLS® A2352090

$599,000







Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1961**	**1,395 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

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A closer look

RARE APPROVED 8-UNIT DEVELOPMENT SITE | 50' x 122' R-CG | FOREST LAWN | READY TO ADVANCE TOWARD CONSTRUCTION

Investors 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 DEVELOPERS
The 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, lender approval and project eligibility.

The purchaser acquires an opportunity with an approved Development Permit, approved development configuration and supporting plans already in place, creating a substantially shorter path toward construction.

The seller is also prepared to assist with the applicable partial Building Permit process, subject to City requirements and mutually agreed transaction terms.

The location provides convenient access to established amenities while offering exposure to ongoing infill and

redevelopment activity in the surrounding area.

FLEXIBLE DEAL STRUCTURES AVAILABLE (Qualified purchasers are invited to discuss): Joint-venture opportunities, Vendor-take-back financing, Traditional purchase, Other mutually acceptable transaction structures.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352090
Bedrooms	3
Bathrooms	2
Year Built	1961
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 Level Split
Total Living Area:	1,395 sq. ft.
Acreage:	No
Lot Area:	6,092 sq. ft.
Lot Frontage:	15'2 7/8 "
Front Exposure:	West
Levels:	3 Level Split
Total Rooms Above Grade:	7
Year built:	1961 (Age: 65)

Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	9027GU
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Hardwood, Laminate, Tile
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Southeast
Community:	Forest Lawn

Appliances:	Electric Stove, Microwave, Refrigerator, Washer/Dryer
Inclusions:	NA
Restrictions:	None Known
Main Floor	Bonus Room · 119'9" × 22'4" ·
Main Floor	Living Room · 175'10" × 161'9" ·
Main Floor	Entrance · 65'11" × 36'5" ·
Main Floor	Kitchen · 127'8" × 103'8" ·
Main Floor	Mud Room · 102' × 81' ·
Main Floor	Dining Room · 98'9" × 87'7" ·
2nd Floor	Bedroom · 121'1" × 95'6" ·
2nd Floor	Bedroom · 111'3" × 87'7" ·
2nd Floor	Bedroom - Primary · 137'2" × 111'3" ·
Basement	Laundry · 140'5" × 49'6" ·
Basement	Game Room · 198'2" × 190' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Storage, Vinyl Windows
Exterior Features:	None
Patio And Porch Features:	None
Lot Features:	Back Lane, Back Yard, Front Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone E
Zoning:	MC-1
Listed Date:	Oct 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2028-43-street-se-calgary-a2352090/

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