

\$515,000 - 2208 47 Street Se, Calgary

MLS® #A2248866

\$515,000

4 Bedroom, 2.00 Bathroom, 1,053 sqft

Single Family on 0.13 Acres

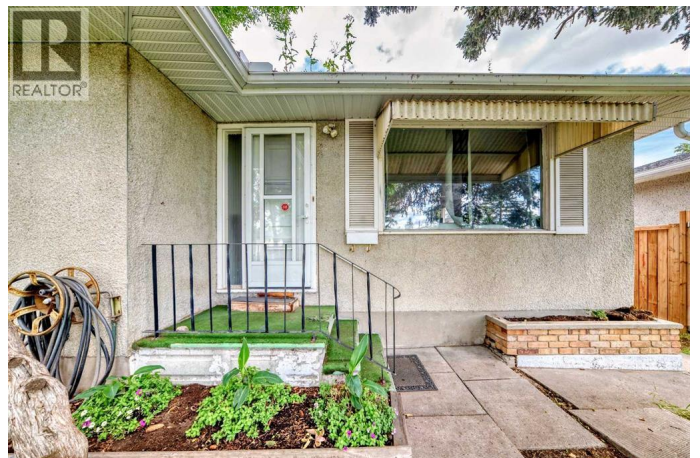
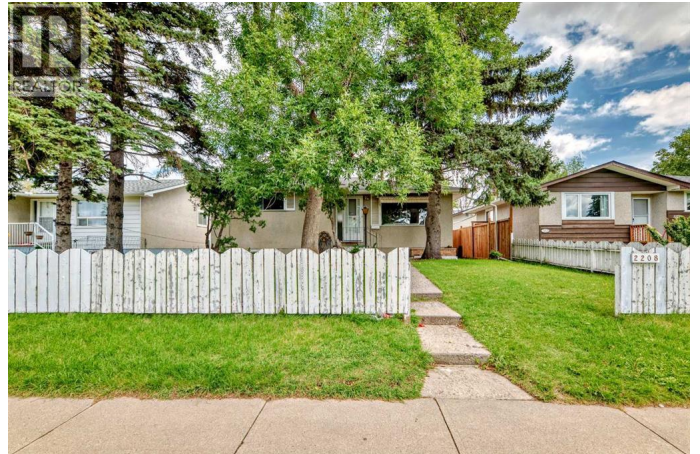
Forest Lawn, Calgary, Alberta

Attention all investors, opportunity knocks with this R-CG zoned bungalow on a full lot, offering excellent redevelopment potential or steady rental income, currently generating \$2,700. The main level features 3 bedrooms and 1 bathroom. While the basement offers a separate entrance with 1 bedroom, a den, and a full bathroom – perfect for extended family living or generating additional rental income. Located in a high-demand rental area, close to schools, parks, shopping, and public transit. R-CG zoning provides flexibility for future multi-unit development. Whether you're looking to buy-and-hold, renovate, or redevelop, this property is a smart addition to your portfolio. Contact today to schedule a showing! (id:6289)

Built in 1959

Essential Information

Listings #	A2248866
Price	\$515,000
Bedrooms	4
Bathrooms	2.00
Square Footage	1,053
Acres	0.13
Year Built	1959
Type	Single Family
Sub-Type	Freehold
Style	Bungalow



Community Information

Address	2208 47 Street Se
Subdivision	Forest Lawn
City	Calgary
Province	Alberta
Postal Code	T2B1L6

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, No Animal Home
Parking Spaces	3
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Oven - Electric, Dishwasher, Stove, Dryer, Hood Fan, Washer/Dryer Stack-Up
Heating	Forced air
Cooling	None
# of Stories	1
Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Stucco
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office	Century 21 Bravo Realty
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