

\$539,900 - 1523 48 Street Se, Calgary

MLS® #A2253971

\$539,900

4 Bedroom, 3.00 Bathroom, 908 sqft

Single Family on 0.13 Acres

Forest Lawn, Calgary, Alberta

Welcome to this beautifully renovated bungalow in the desirable community of Forest Lawn! This home is a perfect investment opportunity—live upstairs and rent the basement, or rent out both levels for maximum income potential. Featuring 4 bedrooms, 2.5 bathrooms, 2 kitchens, 2 living areas, and 2 separate laundry spaces, this property is designed for convenience and flexibility. A separate entrance leads to the fully developed basement with an (illegal) suite, offering privacy for extended family or tenants. On the main level, you'll love the open-concept layout with a bright living and dining area, a high-end kitchen with quartz countertops, a center island, and stainless steel appliances, plus 2 bedrooms including a primary with ensuite, and a full 4-piece bathroom. The space is finished with luxury vinyl plank flooring throughout. The lower level offers a spacious living room, full kitchen, 2 additional bedrooms, a 4-piece bathroom, and its own laundry. Enjoy a large backyard with a double detached garage and plenty of street parking on this quiet street. Unbeatable location—walking distance to Bob Bahan Aquatic & Fitness Centre, close to schools, shopping, 17th Ave, and quick access to Stoney Trail, Deerfoot, 52nd Street, and Memorial Drive. Don't miss your chance to own this turn-key home in a prime location. Book your private showing today! The seller is open to painting the garage and refreshing the backyard landscaping/grass, subject to



discussion between buyer and seller (id:6289)

Built in 1963

Essential Information

Listing #	A2253971
Price	\$539,900
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	908
Acres	0.13
Year Built	1963
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1523 48 Street Se
Subdivision	Forest Lawn
City	Calgary
Province	Alberta
Postal Code	T2A1R8

Amenities

Amenities	Playground, Schools, Shopping
Features	See remarks, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Detached Garage, Other
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo
Heating	Forced air
Cooling	None
# of Stories	1
Has Basement	Yes
Basement	Separate entrance, Suite

Exterior

Exterior	Concrete, Stucco, Wood siding
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Real Broker



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.
Listing information last updated on October 14th, 2025 at 6:16am PDT