# \$590,000 - 2040 47 Street Se, Calgary

MLS® #A2233702

### \$590,000

4 Bedroom, 2.00 Bathroom, 1,049 sqft Residential on 0.15 Acres

Forest Lawn, Calgary, Alberta

Incredible Investment Opportunity on a Prime Corner Lot!

This classic bungalow sits on an RC-G zoned corner lot measuring 6,600 sq ft with 55 feet of frontageâ€"perfect for redevelopment or holding as a high-potential income property. Ideally located roughly 15 minutes from downtown and with a wide range of amenities that are even closer, this property is perfect for investors, developers, or homeowners seeking versatility. Situated close to transit, schools, parks, and numerous amenities, this location is unbeatable.

Offering close to 2,000 sq ft of developed living space, the home features a spacious main floor and a large illegal basement suiteâ€"ideal for live-up/rent-down or full rental income. The double detached garage adds extra value and functionality.

The RC-G zoning allows for a variety of redevelopment options including row housing or multi-family housing, making this a standout opportunity in a sought-after area.

Whether you're looking to invest, redevelop, or live with rental income, this property checks all the boxes. Don't miss this rare chance to secure a valuable piece of real estate with significant upside.







Built in 1959

#### **Essential Information**

MLS® # A2233702

Price \$590,000

4

**Bedrooms** 

2.00 Bathrooms

Full Baths 2

Square Footage 1,049

Acres 0.15

Year Built 1959

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

## **Community Information**

2040 47 Street Se Address

Subdivision Forest Lawn

City Calgary

County Calgary

Province Alberta

Postal Code T2B 1L3

#### **Amenities**

**Parking Spaces** 5

**Parking** Double Garage Detached, Driveway, Oversized

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), See Remarks

Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, **Appliances** 

Washer, Window Coverings

Forced Air Heating

Cooling None Yes

Has Basement

Exterior Entry, Full, Suite Basement

#### **Exterior**

Exterior Features Other

Lot Description Back Lane, Back Yard, Corner Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame, Wood Siding Foundation Poured Concrete

## **Additional Information**

Date Listed June 27th, 2025

Days on Market 60

Zoning R-CG

## **Listing Details**

Listing Office Real Broker

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