

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

MLS® #A2248866

## \$515,000

4 Bedroom, 2.00 Bathroom, 1,053 sqft

Residential on 0.13 Acres

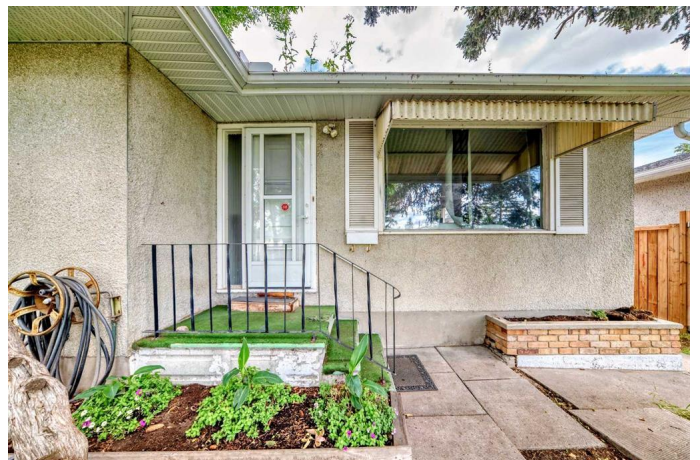
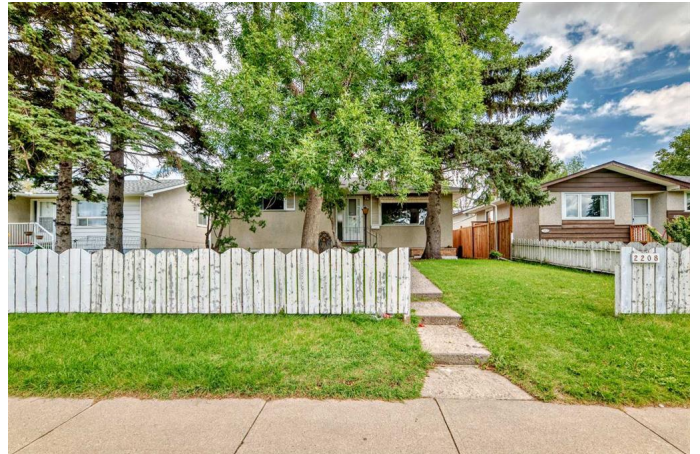
Forest Lawn, Calgary, Alberta

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!

Built in 1959

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2248866    |
| Price          | \$515,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,053       |
| Acres          | 0.13        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2208 47 Street Se |
| Subdivision | Forest Lawn       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2B 1L6           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home                                                                                   |
| Appliances        | Dishwasher, Dryer, Electric Oven, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air                                                                                       |
| Cooling           | None                                                                                             |
| Has Basement      | Yes                                                                                              |
| Basement          | Finished, Full, Exterior Entry                                                                   |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Private Entrance                                               |
| Lot Description   | Back Lane, Front Yard, Landscaped, Many Trees, Rectangular Lot |
| Roof              | Asphalt Shingle                                                |
| Construction      | Stucco                                                         |
| Foundation        | Poured Concrete                                                |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 58                |
| Zoning         | R-CG              |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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