

# \$549,900 - 1523 48 Street Se, Calgary

MLS® #A2253971

**\$549,900**

4 Bedroom, 3.00 Bathroom, 908 sqft

Residential 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 opportunityâ€”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, youâ€™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 locationâ€”walking distance to Bob Bagan Aquatic & Fitness Centre, close to schools, shopping, 17th Ave, and quick access to Stoney Trail, Deerfoot, 52nd Street, and Memorial Drive.

Donâ€™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

Built in 1963

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2253971    |
| Price          | \$549,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 908         |
| Acres          | 0.13        |
| Year Built     | 1963        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

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

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 4                                  |
| Parking        | Double Garage Detached, Off Street |
| # of Garages   | 2                                  |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, |

|              |                                       |
|--------------|---------------------------------------|
|              | Washer                                |
| Heating      | Forced Air                            |
| Cooling      | None                                  |
| Has Basement | Yes                                   |
| Basement     | Exterior Entry, Finished, Full, Suite |

## Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | None                                      |
| Lot Description   | Back Yard                                 |
| Roof              | Asphalt Shingle                           |
| Construction      | Concrete, Stucco, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                           |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 19                  |
| Zoning         | R-CG                |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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