

# \$625,000 - 2040 47 Street Se, Calgary

MLS® #A2209521

**\$625,000**

4 Bedroom, 2.00 Bathroom, 1,054 sqft

Residential on 0.15 Acres

Forest Lawn, Calgary, Alberta

Seize a remarkable opportunity in Forest Lawn with this strategically positioned corner lot bungalow, offering an impressive 2,000 square feet of living space on a substantial 54' x 120' R-CG zoned lot. This versatile property, one of the most affordable corner lots in the area, features a well-designed main floor with 3 bedrooms and a separate-entrance basement unit, generating potential rental income of \$1,300 a month. Located just two blocks from vibrant International Avenue, with schools, playgrounds, and grocery stores within walking distance, this property stands out with its ability to accommodate up to six vehicles in off-street parking. The R-CG zoning opens doors to multiple possibilities - perfect for first-time buyers seeking an affordable entry into homeownership, investors looking to maximize rental income (Potential of \$1800 for main floor and \$1300 for the basement), or developers interested in multi-family row housing conversion (with proper permits). The property's strategic location, only 12 minutes drive to Downtown, combined with its development potential, generous lot size, and immediate income-generating capabilities, creates an unprecedented opportunity to secure a piece of Forest Lawn's promising future, making it an ideal investment whether you're starting your real estate journey, expanding your portfolio, or planning your next development project

Built in 1959



## Essential Information

MLS® #	A2209521
Price	\$625,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,054
Acres	0.15
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	2040 47 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1L3

## Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Corner Lot, Level, No Neighbours Behind,

	Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 18th, 2025
Days on Market	15
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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. Used under license.