

# \$530,000 - 2208 47 Street Street Se, Calgary

MLS® #A2248866

## \$530,000

4 Bedroom, 2.00 Bathroom, 1,053 sqft

Residential on 0.13 Acres

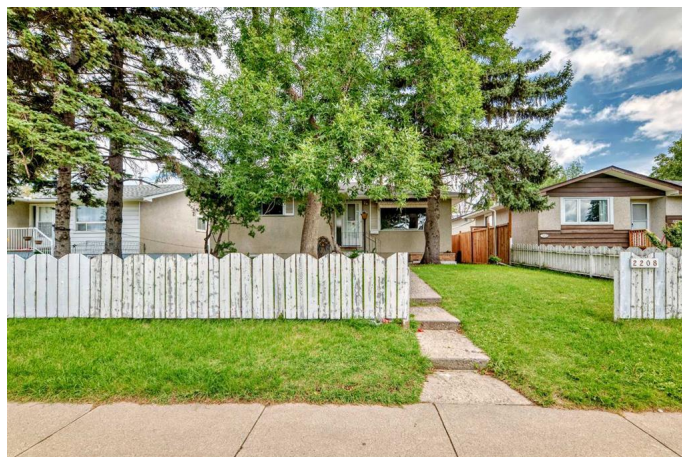
Forest Lawn, Calgary, Alberta

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	\$530,000
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 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	Exterior Entry, Finished, Full

### 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	1
Zoning	R-CG

### Listing Details

Listing Office	Century 21 Bravo Realty
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