$530,000 - 2208 47 Street Se, Calgary

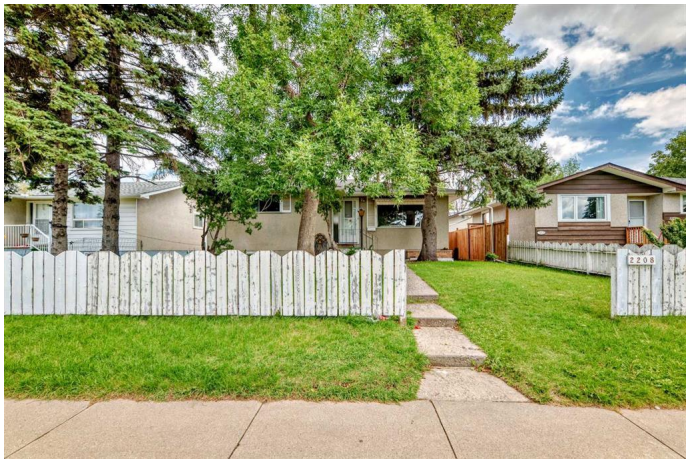
MLS® #A2248866

$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 â€“ 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 youâ€™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 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 Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Electric Oven
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, Rectangular Lot, Many Trees
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2025
Days on Market	8
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bravo Realty

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