

# \$599,000 - 1502 49 Street Se, Calgary

MLS® #A2255653

**\$599,000**

4 Bedroom, 2.00 Bathroom, 1,149 sqft  
Residential on 0.15 Acres

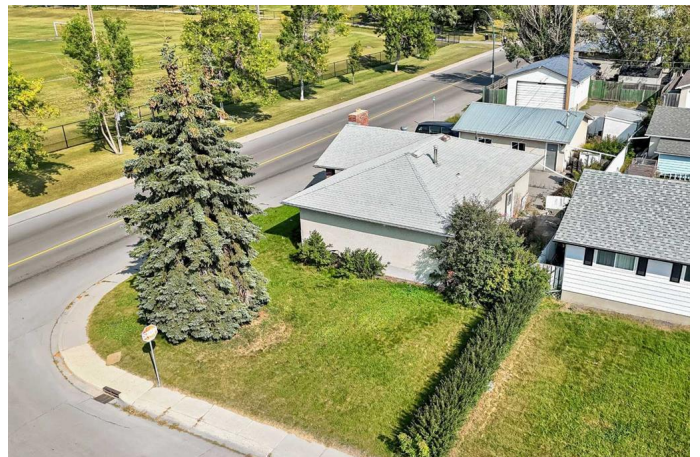
Forest Lawn, Calgary, Alberta

50 by 127 R-CG CORNER LOT / FACING FOREST LAWN ATHLETIC PARK / DEVELOPMENT OPPURTUNITY - 4 PLEX WITH LEGAL SUITE. Whether you are an investor, developer or looking for a house to live, this property is perfect match for everyone. Conveniently located across the street of Bob Bahan Aquatic centre and multiple schools nearby, it is unbeatable location. Easy access to 17 avenue and downtown makes this place more attractive to live or invest. This well maintained bungalow offers big living area, 3 bedrooms, 1 Bathroom upstairs and a fully developed basement with 1 bedroom, 1 bathroom and rec space. Hot water tank and furnace are recently updated. Extended double garage and driveway offers more parking spaces. This lot is zoned R-CG so, you can build 4-plex with 4 legal suites in each unit ( subject to city approval). This property has lot of potential, so book your showing today to make it yours!

Built in 1960

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2255653  |
| Price          | \$599,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,149     |



|            |             |
|------------|-------------|
| Acres      | 0.15        |
| Year Built | 1960        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1502 49 Street Se |
| Subdivision | Forest Lawn       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2A1S2            |

### **Amenities**

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

### **Interior**

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | See Remarks                          |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                           |
| Cooling           | None                                 |
| Fireplace         | Yes                                  |
| # of Fireplaces   | 1                                    |
| Fireplaces        | Wood Burning                         |
| Has Basement      | Yes                                  |
| Basement          | Finished, Full                       |

### **Exterior**

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Playground, Private Entrance             |
| Lot Description   | Corner Lot, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                          |
| Construction      | Brick, Wood Frame                        |
| Foundation        | Poured Concrete                          |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 53                   |
| Zoning         | R-CG                 |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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