

# \$515,000 - 2208 47 Street Se, Calgary

MLS® #A2248866

## \$515,000

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	\$515,000
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, Electric Oven, Washer/Dryer Stacked  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Finished, Full, Exterior Entry

### Exterior

Exterior Features Private Entrance  
Lot Description Back Lane, Landscaped, Front Yard, Many Trees, Rectangular Lot  
Roof Asphalt Shingle  
Construction Stucco  
Foundation Poured Concrete

### Additional Information

Date Listed August 15th, 2025  
Days on Market 75  
Zoning R-CG

### Listing Details

Listing Office Century 21 Bravo Realty

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