

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

MLS® #A2248866

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4 Bedroom, 2.00 Bathroom, 1,053 sqft
Residential on 0.13 Acres

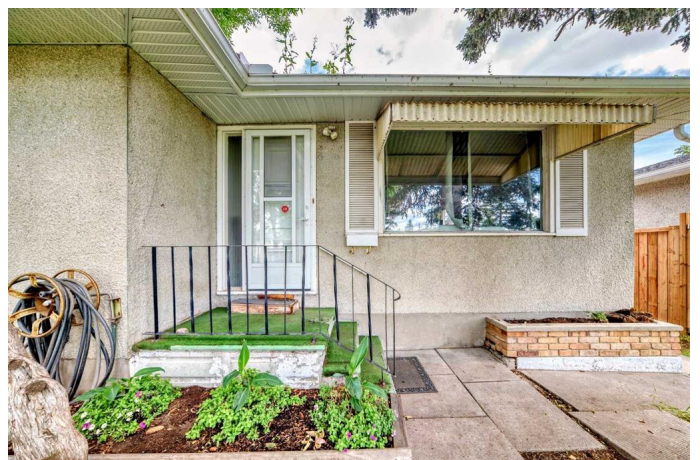
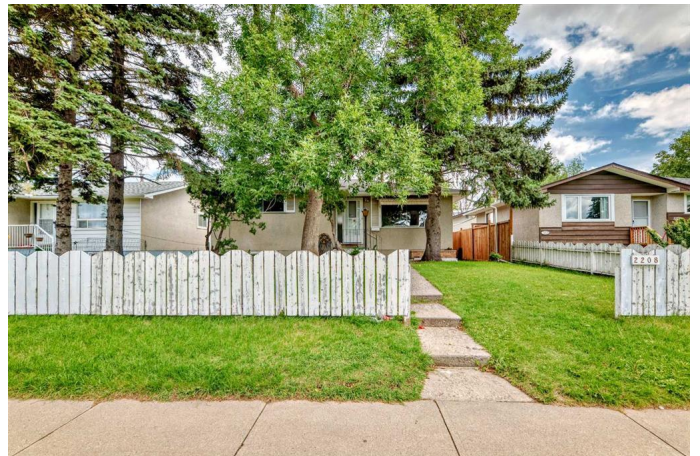
Forest Lawn, Calgary, Alberta

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 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 13
Zoning R-CG

Listing Details

Listing Office Century 21 Bravo Realty

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