\$598,000 - 1516 47 Street Se, Calgary

MLS® #A2197631

\$598,000

5 Bedroom, 2.00 Bathroom, 904 sqft Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

Attention investors and developers! This property is being sold together with 1510 47 St SE, creating a substantial 100' x 120' (12,000 sf) combined lot with immense development potential. There is potential to get up to 8 townhomes with 8 legal basement suites, for a total of 16 units. This redevelopment project could cater to Calgary's growing demand for housing. Currently featuring a ILLEGAL SUITED HOME, with tenants in place. The functional main floor offers a spacious living room, a bright kitchen, a full bathroom, and three generously sized bedrooms. The lower level features a fully developed illegal suite with its own separate entry, full kitchen, shared laundry, full bathroom, and two bedrooms. The exterior of the home is equally impressive, with an oversized detached double garage, an additional parking pad, and a beautifully landscaped private yard perfect for entertaining. Whether you're an experienced builder or developer seeking your next project or an investor looking to capitalize on cash flow and future development possibilities, this offering is truly exceptional. Owner is unaware of any permits for the basement development.





Built in 1959

Essential Information

MLS® # A2197631 Price \$598,000 Bedrooms 5

Bathrooms 2.00

Full Baths 2

Square Footage 904

Acres 0.14

Year Built 1959

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

Community Information

Address 1516 47 Street Se

Subdivision Forest Lawn

City Calgary

County Calgary

Province Alberta

Postal Code T2A 1R4

Amenities

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features See Remarks

Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features None

Lot Description Landscaped, Low Maintenance Landscape, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Brick/Mortar

Additional Information

March 6th, 2025 Date Listed

Days on Market

R-CG

29

Zoning

Listing Details

Royal LePage METRO **Listing Office**

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