

\$625,000 - 2040 47 Street Se, Calgary

MLS® #A2209521

\$625,000

4 Bedroom, 2.00 Bathroom, 1,054 sqft

Residential on 0.15 Acres

Forest Lawn, Calgary, Alberta

Seize a remarkable opportunity in Forest Lawn with this strategically positioned corner lot bungalow, offering an impressive 2,000 square feet of living space on a substantial 54' x 120' R-CG zoned lot. This versatile property, one of the most affordable corner lots in the area, features a well-designed main floor with 3 bedrooms and a separate-entrance basement unit, generating potential rental income of \$1,300 a month. Located just two blocks from vibrant International Avenue, with schools, playgrounds, and grocery stores within walking distance, this property stands out with its ability to accommodate up to six vehicles in off-street parking. The R-CG zoning opens doors to multiple possibilities - perfect for first-time buyers seeking an affordable entry into homeownership, investors looking to maximize rental income (Potential of \$1800 for main floor and \$1300 for the basement), or developers interested in multi-family row housing conversion (with proper permits). The property's strategic location, only 12 minutes drive to Downtown, combined with its development potential, generous lot size, and immediate income-generating capabilities, creates an unprecedented opportunity to secure a piece of Forest Lawn's promising future, making it an ideal investment whether you're starting your real estate journey, expanding your portfolio, or planning your next development project

Built in 1959



Essential Information

| | |
|----------------|-------------|
| MLS® # | A2209521 |
| Price | \$625,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,054 |
| Acres | 0.15 |
| Year Built | 1959 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 2040 47 Street Se |
| Subdivision | Forest Lawn |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2B 1L3 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Suite |

Exterior

| | |
|-------------------|--|
| Exterior Features | Other |
| Lot Description | Back Lane, Back Yard, Corner Lot, Level, No Neighbours Behind, |

| | |
|--------------|---------------------------------|
| | Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 18th, 2025 |
| Days on Market | 13 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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