

\$459,900 - 2427 47 Street Se, Calgary

MLS® #A2250314

\$459,900

3 Bedroom, 2.00 Bathroom, 1,053 sqft

Residential on 0.13 Acres

Forest Lawn, Calgary, Alberta

"" OPEN HOUSE: SATURDAY, AUGUST 23, 2:00 - 4:00 PM "". Excellent 3 bedroom, 2 bathroom opportunity for you as a starter home, young family home, investment option. Very quiet location and neighborhood (great neighbors who look out for each other), 1053 sq ft bungalow with updating including kitchen cabinet fronts, bathrooms, oak hardwood flooring and basement partly complete (needs flooring and ceilings). Basement rooms include an upgraded 3 piece bathroom, large rooms for future family room, games area and future den/bedroom. Upgrades within the home include: hi efficiency furnace (2022), hot water tank (2022), roof shingles (2015), dishwasher (2024), two e-gress windows in the basement (2021), garage door replaced (2021), electric panel (approximately 1980), sewer line rootered (2023), plumber inspected plumbing lines, taps and drains (2025), furnace maintenance program (\$20 a month)

Built in 1959

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2250314 |
| Price | \$459,900 |
| Bedrooms | 3 |
| 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 | 2427 47 Street Se |
| Subdivision | Forest Lawn |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2B1L7 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 1 |
| Parking | Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Laminate Counters, Soaking Tub |
| Appliances | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | High Efficiency, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Playground |
| Lot Description | Few Trees, Landscaped, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | August 21st, 2025 |
| Days on Market | 1 |

Zoning R-CG

Listing Details

Listing Office Royal LePage Solutions

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.