

\$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

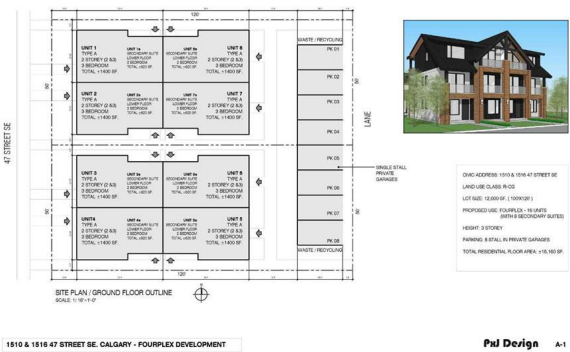
Attention investors and developers! This property is being sold together with 1510 47 St SE, creating a substantial 100' x 120' (12,000 sf) combined lot with immense development potential. There is potential to get up to 8 townhomes with 8 legal basement suites, for a total of 16 units. This redevelopment 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

| | |
|----------------|-----------------|
| Date Listed | March 6th, 2025 |
| Days on Market | 47 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

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