# \$598,000 - 1510 47 Street Se, Calgary

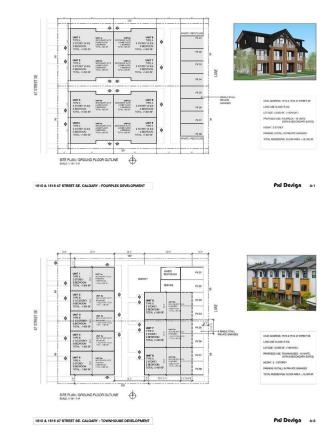
MLS® #A2197630

## \$598,000

4 Bedroom, 2.00 Bathroom, 956 sqft Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

Attention investors and developers! This property is being sold together with 1516 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 LEGAL SUITED HOME, with tenants in place. The functional main floor offers a spacious living room, a bright white kitchen, a full bathroom, and three generously sized bedrooms. The lower level features a fully developed legal suite with its own separate entry, full kitchen, shared laundry, full bathroom, and one bedroom. 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.





Built in 1953

#### **Essential Information**

MLS® # A2197630 Price \$598,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 956

Acres 0.14

Year Built 1953

Type Residential

Sub-Type Detached

Style Bungalow
Status Active

## **Community Information**

Address 1510 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

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features None

Lot Description Landscaped, Low Maintenance Landscape, Rectangular Lot

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed March 6th, 2025

Days on Market 105
Zoning R-CG

## **Listing Details**

Listing Office Royal LePage METRO

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