

# \$459,900 - 209 47 Street Se, Calgary

MLS® #A2216982

**\$459,900**

3 Bedroom, 1.00 Bathroom, 1,040 sqft

Residential on 0.14 Acres

Forest Heights, Calgary, Alberta

Great opportunity in Forest Heights! This solid 3-bedroom bungalow sits on a large 55' x 110' lot with rear lane access and a double detached garage. The home offers a functional layout with a kitchen, original hardwood floors, and a finished basement. Ideal for renovators, investors, or builders—this property is being sold as is, where is, with no warranties or representations. Located on a quiet street in a well-established neighborhood close to schools, transit, and shopping. Bring your vision—this one has potential!

Built in 1960

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2216982    |
| Price          | \$459,900   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,040       |
| Acres          | 0.14        |
| Year Built     | 1960        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                  |
|-------------|------------------|
| Address     | 209 47 Street Se |
| Subdivision | Forest Heights   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2A 1N9          |

### Amenities

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

### Interior

|                   |                |
|-------------------|----------------|
| Interior Features | See Remarks    |
| Appliances        | See Remarks    |
| Heating           | Forced Air     |
| Cooling           | None           |
| Has Basement      | Yes            |
| Basement          | Finished, Full |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | None                           |
| Lot Description   | Back Lane, City Lot, Few Trees |
| Roof              | Asphalt                        |
| Construction      | Wood Frame                     |
| Foundation        | Poured Concrete                |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 3             |
| Zoning         | R-CG          |

### Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Royal LePage Mission Real Estate |
|----------------|----------------------------------|

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