

# \$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            101

Zoning                        R-CG

### **Listing Details**

Listing Office                Royal LePage METRO

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