

\$549,900 - 1523 48 Street Se, Calgary

MLS® #A2253971

\$549,900

4 Bedroom, 3.00 Bathroom, 908 sqft

Residential on 0.13 Acres

Forest Lawn, Calgary, Alberta

Welcome to this beautifully renovated bungalow in the desirable community of Forest Lawn!

This home is a perfect investment opportunityâ€”live upstairs and rent the basement, or rent out both levels for maximum income potential.

Featuring 4 bedrooms, 2.5 bathrooms, 2 kitchens, 2 living areas, and 2 separate laundry spaces, this property is designed for convenience and flexibility. A separate entrance leads to the fully developed basement with an (illegal) suite, offering privacy for extended family or tenants. On the main level, youâ€™ll love the open-concept layout with a bright living and dining area, a high-end kitchen with quartz countertops, a center island, and stainless steel appliances, plus 2 bedrooms including a primary with ensuite, and a full 4-piece bathroom. The space is finished with luxury vinyl plank flooring throughout.

The lower level offers a spacious living room, full kitchen, 2 additional bedrooms, a 4-piece bathroom, and its own laundry.

Enjoy a large backyard with a double detached garage and plenty of street parking on this quiet street.

Unbeatable locationâ€”walking distance to Bob Bihan Aquatic & Fitness Centre, close to schools, shopping, 17th Ave, and quick access to Stoney Trail, Deerfoot, 52nd Street, and Memorial Drive.

Donâ€™t miss your chance to own this



turn-key home in a prime location. Book your private showing today! The seller is open to painting the garage and refreshing the backyard landscaping/grass, subject to discussion between buyer and seller

Built in 1963

Essential Information

MLS® #	A2253971
Price	\$549,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	908
Acres	0.13
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1523 48 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A1R8

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street
# of Garages	2

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	13
Zoning	R-CG

Listing Details

Listing Office	Real Broker
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