



**224 47 Street SE
Calgary, Alberta**

MLS # A2292822



\$499,999

Division:	Forest Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	971 sq.ft.	Age:	1960 (66 yrs old)
Beds:	5	Baths:	2
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Cleared, Lawn		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters, Separate Entrance		

Inclusions: Curtains

Welcome to this beautifully maintained 3+2 bedroom bungalow nestled in the established community of Forest Heights — an incredible opportunity for homeowners and investors alike. Step inside to a bright, inviting main floor where a generous living room with a large west-facing picture window floods the space with natural light. The thoughtfully updated kitchen features newer stainless steel appliances, quartz countertops, and an abundance of cabinet and counter space — perfect for the home chef. The spacious primary bedroom offers direct access through sliding glass doors to a covered back deck surrounded by a stunning private garden. Two additional well-sized bedrooms and a 3-piece bathroom complete the main level. The fully developed basement provides excellent mortgage helper with potential income, featuring a large rec room, a full kitchen with full-sized appliances, generously sized 4th bedroom and 5th bedrooms, a 4-piece bathroom. Outside, the meticulously landscaped backyard is truly a showstopper — complete with a covered patio, a back deck, vibrant garden beds, a storage shed, and a fire pit area ideal for summer entertaining. Additional peace of mind comes with a recently replaced roof. Primely located with quick access to Memorial Drive, 52nd Street, and 17th Avenue, you're just minutes from downtown Calgary, major shopping centre, restaurants, schools, and the LRT. Properties like this don't last — call today to book your private showing!