



GRASSROOTS
REALTY GROUP

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1516 47 Street SE
Calgary, Alberta

MLS # A2197631

\$598,000



Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	904 sq.ft.	Age:	1959 (66 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Brick/Mortar	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Attention investors and developers! This property is being sold together with 1510 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 ILLEGAL SUITED HOME, with tenants in place. The functional main floor offers a spacious living room, a bright kitchen, a full bathroom, and three generously sized bedrooms. The lower level features a fully developed illegal suite with its own separate entry, full kitchen, shared laundry, full bathroom, and two bedrooms. 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. Owner is unaware of any permits for the basement development.