2040 47 Street SE
Calgary, Alberta

MLS # A2209521

$625,000

Division:	Forest Lawn
Type:	Residential/House
Style:	Bungalow

Size:	1,054 sq.ft.	**Age:**	1959 (66 yrs old)
Beds:	4	**Baths:**	2

Garage:	Double Garage Detached
Lot Size:	0.15 Acre
Lot Feat:	Back Lane, Back Yard, Corner Lot, Level, No Neighbours Behind, Rectangula

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Suite	**LLD:**	-
Exterior:	Stucco, Wood Frame, Wood Siding	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	none

Seize a remarkable opportunity in Forest Lawn with this strategically positioned corner lot bungalow, offering an impressive 2,000 square feet of living space on a substantial 54' x 120' R-CG zoned lot. This versatile property, one of the most affordable corner lots in the area, features a well-designed main floor with 3 bedrooms and a separate-entrance basement unit, generating potential rental income of $1,300 a month. Located just two blocks from vibrant International Avenue,, with schools, playgrounds, and grocery stores within walking distance, this property stands out with its ability to accommodate up to six vehicles in off-street parking. The R-CG zoning opens doors to multiple possibilities - perfect for first-time buyers seeking an affordable entry into homeownership, investors looking to maximize rental income (Potential of $$1800 for main floor and $1300 for the basement), or developers interested in multi-family row housing conversion (with proper permits). The property's strategic location, only 12 minutes drive to Downtown, combined with its development potential, generous lot size, and immediate income-generating capabilities, creates an unprecedented opportunity to secure a piece of Forest Lawn's promising future, making it an ideal investment whether you're starting your real estate journey, expanding your portfolio, or planning your next development project