

2040 47 Street SE  
Calgary, Alberta

MLS # A2233702



\$590,000

|           |   |        |                   |
|-----------|---|--------|-------------------|
| Division: | Forest Lawn                                 |        |                   |
| Type:     | Residential/House                           |        |                   |
| Style:    | Bungalow                                    |        |                   |
| Size:     | 1,049 sq.ft.                                | Age:   | 1959 (66 yrs old) |
| Beds:     | 4   | Baths: | 2                 |
| Garage:   | Double Garage Detached, Driveway, Oversized |        |                   |
| Lot Size: | 0.15 Acre                                   |        |                   |
| Lot Feat: | Back Lane, Back Yard, Corner Lot            |        |                   |

|             |                                      |            |      |
|-------------|--------------------------------------|------------|------|
| Heating:    | Forced Air                           | Water:     | -    |
| Floors:     | Ceramic Tile, Hardwood, Linoleum     | Sewer:     | -    |
| Roof:       | Asphalt Shingle                      | Condo Fee: | -    |
| Basement:   | Separate/Exterior Entry, Full, Suite | LLD:       | -    |
| Exterior:   | Stucco, Wood Frame, Wood Siding      | Zoning:    | R-CG |
| Foundation: | Poured Concrete                      | Utilities: | -    |
| Features:   | Ceiling Fan(s), See Remarks          |            |      |

**Inclusions:** Basement: Refrigerator, Electric Stove, Hood Fan

Incredible Investment Opportunity on a Prime Corner Lot! This classic bungalow sits on an RC-G zoned corner lot measuring 6,600 sq ft with 55 feet of frontage—perfect for redevelopment or holding as a high-potential income property. Ideally located roughly 15 minutes from downtown and with a wide range of amenities that are even closer, this property is perfect for investors, developers, or homeowners seeking versatility. Situated close to transit, schools, parks, and numerous amenities, this location is unbeatable. Offering close to 2,000 sq ft of developed living space, the home features a spacious main floor and a large illegal basement suite—ideal for live-up/rent-down or full rental income. The double detached garage adds extra value and functionality. The RC-G zoning allows for a variety of redevelopment options including row housing or multi-family housing, making this a standout opportunity in a sought-after area. Whether you're looking to invest, redevelop, or live with rental income, this property checks all the boxes. Don't miss this rare chance to secure a valuable piece of real estate with significant upside.