

**2208 47 Street SE**  
**Calgary, Alberta**

**MLS # A2248866**



**\$515,000**

|                  |                                                                |               |                   |
|------------------|----------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Forest Lawn                                                    |               |                   |
| <b>Type:</b>     | Residential/House                                              |               |                   |
| <b>Style:</b>    | Bungalow                                                       |               |                   |
| <b>Size:</b>     | 1,053 sq.ft.                                                   | <b>Age:</b>   | 1959 (66 yrs old) |
| <b>Beds:</b>     | 4                                                              | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached                                         |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                                      |               |                   |
| <b>Lot Feat:</b> | Back Lane, Front Yard, Landscaped, Many Trees, Rectangular Lot |               |                   |

|                    |                                         |                   |      |
|--------------------|-----------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                              | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Ceramic Tile, Hardwood, Laminate        | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                         | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full, Separate/Exterior Entry | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco                                  | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                         | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Animal Home                          |                   |      |

**Inclusions:** N/A

Attention all investors, opportunity knocks with this R-CG zoned bungalow on a full lot, offering excellent redevelopment potential or steady rental income, currently generating \$2,700. The main level features 3 bedrooms and 1 bathroom. While the basement offers a separate entrance with 1 bedroom, a den, and a full bathroom &ndash; perfect for extended family living or generating additional rental income. Located in a high-demand rental area, close to schools, parks, shopping, and public transit. R-CG zoning provides flexibility for future multi-unit development. Whether you're looking to buy-and-hold, renovate, or redevelop, this property is a smart addition to your portfolio. Contact today to schedule a showing!