

1523 48 Street SE
Calgary, Alberta

MLS # A2253971



\$539,900

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	908 sq.ft.	Age:	1963 (62 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: None

Welcome to this beautifully renovated bungalow in the desirable community of Forest Lawn! This home is a perfect investment opportunity—live upstairs and rent the basement, or rent out both levels for maximum income potential. Featuring 4 bedrooms, 2.5 bathrooms, 2 kitchens, 2 living areas, and 2 separate laundry spaces, this property is designed for convenience and flexibility. A separate entrance leads to the fully developed basement with an (illegal) suite, offering privacy for extended family or tenants. On the main level, you’ll love the open-concept layout with a bright living and dining area, a high-end kitchen with quartz countertops, a center island, and stainless steel appliances, plus 2 bedrooms including a primary with ensuite, and a full 4-piece bathroom. The space is finished with luxury vinyl plank flooring throughout. The lower level offers a spacious living room, full kitchen, 2 additional bedrooms, a 4-piece bathroom, and its own laundry. Enjoy a large backyard with a double detached garage and plenty of street parking on this quiet street. Unbeatable location—walking distance to Bob Bahan Aquatic & Fitness Centre, close to schools, shopping, 17th Ave, and quick access to Stoney Trail, Deerfoot, 52nd Street, and Memorial Drive. Don’t miss your chance to own this turn-key home in a prime location. Book your private showing today! The seller is open to painting the garage and refreshing the backyard landscaping/grass, subject to discussion between buyer and seller