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2035 47 Street SE
Calgary, Alberta

MLS # A2352390

$550,000

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	987 sq.ft.	**Age:**	1959 (67 yrs old)
Beds:	3	**Baths:**	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Low Maintenance Landscape, St		

Heating:	Forced Air	**Water:**	-
Floors:	Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting		

Inclusions: Refrigerator in basement, 3 TV Mounts

A bright, inviting home with thoughtful updates, a beautiful yard and room to grow. Welcome to 2035 47 Street SE in the established community of Forest Lawn. With approximately 980 sq. ft. on the main floor, this home offers a comfortable layout with three bedrooms, a full 4-piece bathroom and generous living spaces that make the most of every square foot. Large windows bring natural light into the living room, creating a welcoming space to relax or gather with family. The spacious kitchen offers room for everyday cooking and dining, while the neutral finishes throughout provide an easy backdrop for your own style. Downstairs, the developed basement adds valuable space and flexibility. A recreation room offers space for movie nights, hobbies or a second family gathering area, while two additional rooms offer potential for future bedrooms, subject to applicable requirements. A kitchen and 3-piece bathroom are already in place, along with a laundry area, giving buyers a starting point to explore a future mortgage helper, subject to City approvals and any required upgrades. Outside, the attractive yard provides space to garden, enjoy summer barbecues or simply unwind. Updates to the windows, siding, roof, soffit, fascia and gutters add to the home’s appeal, with the distinctive red and white exterior giving it a welcoming presence. Set in a convenient southeast location, this property brings together comfortable main floor living, useful outdoor space and a flexible lower level. Whether you are purchasing your first home, making room for extended family or exploring future income potential, this is a home with options for the years ahead.

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