

2040 47 Street SE
Calgary, Alberta

MLS # A2182979



\$645,000

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,049 sq.ft.	Age:	1959 (65 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

POTENTIAL, POTENTIAL, POTENTIAL! This massive corner lot is a prime investment opportunity with so much potential. This classic bungalow boasts nearly 2,000 sq ft of developed living space with a lot that's over 50 feet wide. Located conveniently close to downtown and numerous amenities, this property offers unparalleled versatility for homeowners and investors alike. The home features a spacious main floor and a large illegal basement suite, perfect for those looking to maximize rental income. You can live upstairs while renting out the basement, or rent both units and create an opportunity to generate cash flow. The double detached garage adds further value and convenience. For developers, the potential is even greater. With proper permits, you can choose to transform this property into multi-family row housing — an ideal investment opportunity where you can choose to sell or rent the units. The huge lot and prime location make this property a rare find with significant future upside. Don't miss out on this exceptional property with so many possibilities. Whether you're looking to invest, develop, or create your dream home, this corner lot is full of opportunities!