

# \$598,000 - 1516 47 Street Se, Calgary

MLS® #A2197631

**\$598,000**

5 Bedroom, 2.00 Bathroom, 904 sqft

Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

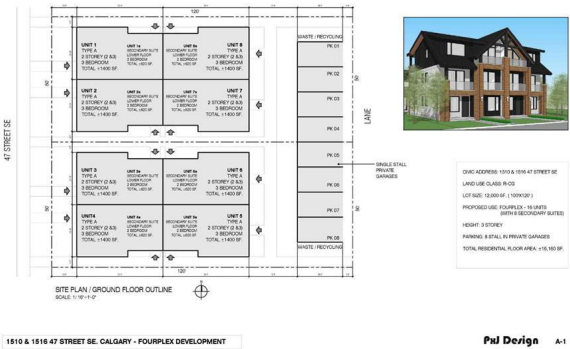
Attention investors and developers! This property is being sold together with 1510 47 St SE, creating a substantial 100' x 120' (12,000 sf) combined lot with immense development potential. There is potential to get up to 8 townhomes with 8 legal basement suites, for a total of 16 units. This redevelopment project could cater to Calgary's growing demand for housing. Currently featuring a **ILLEGAL SUITED HOME**, with tenants in place. The functional main floor offers a spacious living room, a bright kitchen, a full bathroom, and three generously sized bedrooms. The lower level features a fully developed illegal suite with its own separate entry, full kitchen, shared laundry, full bathroom, and two bedrooms. The exterior of the home is equally impressive, with an oversized detached double garage, an additional parking pad, and a beautifully landscaped private yard perfect for entertaining. Whether you're an experienced builder or developer seeking your next project or an investor looking to capitalize on cash flow and future development possibilities, this offering is truly exceptional. Owner is unaware of any permits for the basement development.

Built in 1959

## Essential Information

MLS® #                   A2197631

Price                    \$598,000



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	904
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1516 47 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 1R4

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Brick/Mortar

### Additional Information

Date Listed	March 6th, 2025
Days on Market	78
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage METRO
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