

# \$590,000 - 2040 47 Street Se, Calgary

MLS® #A2233702

**\$590,000**

4 Bedroom, 2.00 Bathroom, 1,049 sqft

Residential on 0.15 Acres

Forest Lawn, Calgary, Alberta

Incredible Investment Opportunity on a Prime Corner Lot!

This classic bungalow sits on an RC-G zoned corner lot measuring 6,600 sq ft with 55 feet of frontage—perfect for redevelopment or holding as a high-potential income property. Ideally located roughly 15 minutes from downtown and with a wide range of amenities that are even closer, this property is perfect for investors, developers, or homeowners seeking versatility. Situated close to transit, schools, parks, and numerous amenities, this location is unbeatable.

Offering close to 2,000 sq ft of developed living space, the home features a spacious main floor and a large illegal basement suite—ideal for live-up/rent-down or full rental income. The double detached garage adds extra value and functionality.

The RC-G zoning allows for a variety of redevelopment options including row housing or multi-family housing, making this a standout opportunity in a sought-after area.

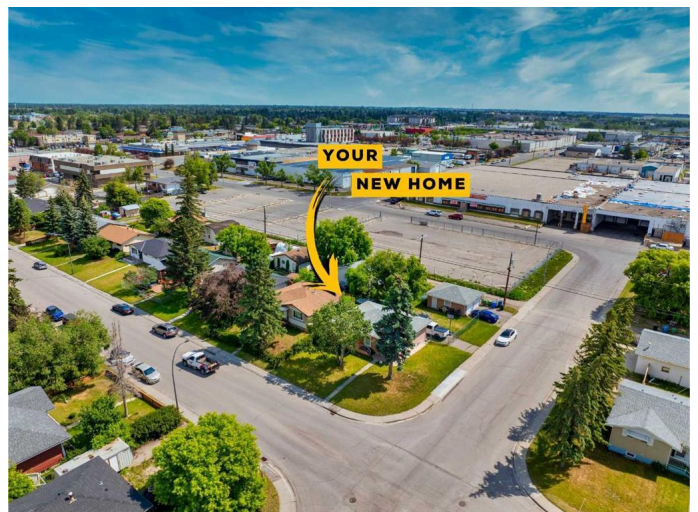
Whether you're looking to invest, redevelop, or live with rental income, this property checks all the boxes. Don't miss this rare chance to secure a valuable piece of real estate with significant upside.

Built in 1959

## Essential Information

MLS® #

A2233702



|                |             |
|----------------|-------------|
| Price          | \$590,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,049       |
| Acres          | 0.15        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2040 47 Street Se |
| Subdivision | Forest Lawn       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2B 1L3           |

### Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Parking Spaces | 5                                           |
| Parking        | Double Garage Detached, Driveway, Oversized |
| # of Garages   | 2                                           |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), See Remarks                                                                   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                    |
| Cooling           | None                                                                                          |
| Has Basement      | Yes                                                                                           |
| Basement          | Exterior Entry, Full, Suite                                                                   |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Other                            |
| Lot Description   | Back Lane, Back Yard, Corner Lot |
| Roof              | Asphalt Shingle                  |
| Construction      | Stucco, Wood Frame, Wood Siding  |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      June 27th, 2025  
Days on Market                53  
Zoning                              R-CG

**Listing Details**

Listing Office                    Real Broker

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