$550,000 - 2443 47 Street Se, Calgary

MLS® #A2196325

$550,000
5 Bedroom, 2.00 Bathroom, 1,049 sqft
Residential on 0.13 Acres

Forest Lawn, Calgary, Alberta

New Reduced Price!!!!Welcome to this charming home, nestled on a quiet and family-friendly street, ideally located near schools, playgrounds, and shopping centers. The tranquil setting offers a peaceful escape while still providing easy access to all the amenities you need. This home is the perfect blend of comfort, functionality, and versatility, making it an ideal choice for growing families or those seeking additional living space.

Upon entering the main level, youâ€™ll be greeted by a spacious and inviting living room that flows seamlessly into the dining area, creating an open and airy atmosphere. The well-appointed kitchen is a standout feature, boasting elegant granite countertops, ample cabinetry, and plenty of space for meal prep and storage.

The main floor also features three generous bedrooms, providing plenty of room for rest and relaxation. The thoughtfully designed layout ensures privacy and comfort for all family members.

The lower level of this home offers even more potential with a separate back entrance leading to an illegal suite. This bright and open space includes two additional bedrooms, a full kitchen, a 4-piece bathroom, and a large, versatile living/game roomâ€”perfect for entertaining, extra living space, or even rental income. A convenient laundry area rounds out

this level, offering added functionality and ease.

This property is completed by a double garage, offering ample parking space and storage, and a fully fenced yard, providing privacy and security for children or pets to play safely. The fenced yard also offers plenty of room for outdoor gatherings or gardening.

With its prime location, spacious living areas, and the added bonus of a basement with illegal suite, this home offers endless possibilities. Whether youâ€™re looking for a family home with extra space for guests or seeking an investment opportunity with rental potential, this property has it all.

Built in 1959

Essential Information

MLS® #	A2196325
Price	$550,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,049
Acres	0.13
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	2443 47 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T2B 1L7

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	1

Interior

Interior Features	No Animal Home
Appliances	Microwave, Refrigerator, Electric Oven, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 1st, 2025
Days on Market	141
Zoning	R-C1

Listing Details

Listing Office	URBAN-REALTY.ca

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