

# \$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.

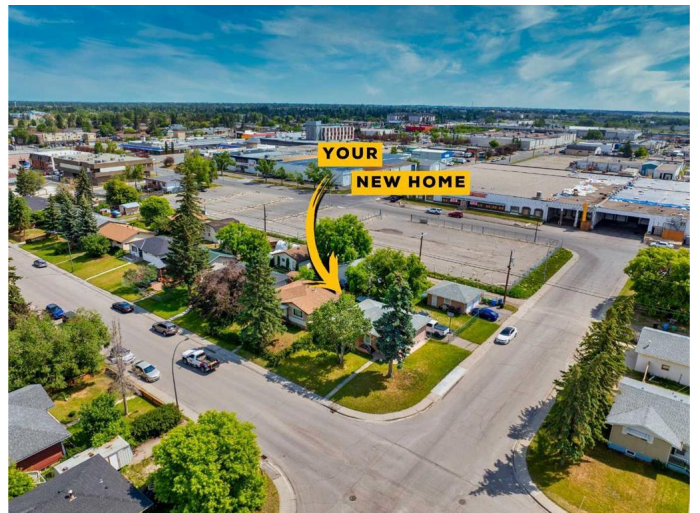
Whether you're looking to invest, redevelop, or live with rental income, this property checks all the boxes. Don't miss this rare chance to secure a valuable piece of real estate with significant upside.

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        7  
Zoning                      R-CG

**Listing Details**

Listing Office            Real Broker

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