



THE
A-TEAM

**RE/MAX
FIRST**

2040 47 Street, Calgary T2B 1L3

MLS®#: **A2182979**

Area: **Forest Lawn**

Listing Date: **12/19/24**

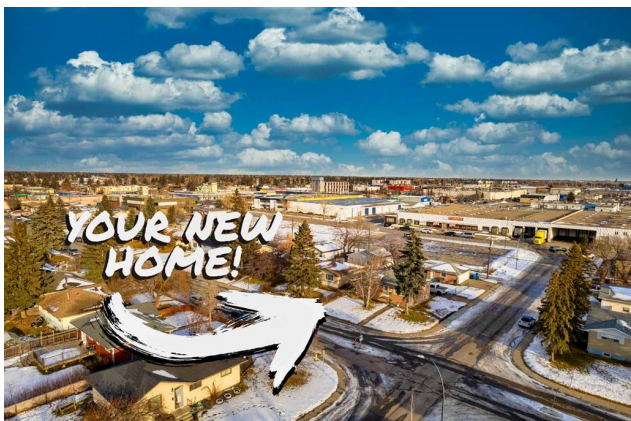
List Price: **\$645,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1959**

Finished Floor Area
Abv Sqft: **1,049**
Low Sqft:
Ttl Sqft: **1,049**

Lot Information

Lot Sz Ar: **6,609 sqft**
Lot Shape:

DOM

34
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot**
Park Feat: **Double Garage Detached,Driveway,Oversized**

Parking

Ttl Park: **5**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Stucco,Wood Frame,Wood Siding**
Flooring: **Ceramic Tile,Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Ceiling Fan(s),See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	17`6" x 11`2"
Living Room	Main	13`6" x 12`4"
Living Room	Basement	14`11" x 12`9"
Bedroom	Main	14`0" x 9`11"
Bedroom	Main	10`3" x 8`8"
4pc Bathroom	Main	6`10" x 4`11"

Room	Level	Dimensions
Dining Room	Main	9`8" x 8`7"
Kitchen	Basement	17`9" x 10`0"
Laundry	Basement	10`4" x 8`6"
Bedroom	Main	10`9" x 8`0"
Bedroom	Basement	16`9" x 10`4"
4pc Bathroom	Basement	8`5" x 7`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

8779HP

Remarks

Pub Rmks: **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!**

Inclusions:
Property Listed By: **Basement: Refrigerator, Electric Stove, Hood Fan
Real Broker**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



