

1510 47 Street, Calgary T2A 1R4

MLS®#: **A2197630**

Area: **Forest Lawn**

Listing Date: **03/06/25**

List Price: **\$598,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**

General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1953**
Lot Information
Lot Sz Ar: **5,995 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **956**
Low Sqft:
Ttl Sqft: **956**

DOM

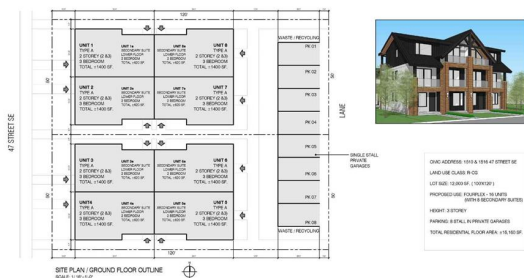
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Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Landscaped,Low Maintenance Landscape,Rectangular Lot**
Park Feat: **Double Garage Detached**



1510 & 1516 47 STREET SE, CALGARY - FOURPLEX DEVELOPMENT

Pin Design A-1

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Wood Frame**
Flooring: **Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5' 0" x 6' 0"	Bedroom	Main	11' 4" x 7' 10"
Bedroom	Main	11' 4" x 9' 6"	Kitchen	Main	11' 3" x 14' 5"
Living Room	Main	15' 10" x 16' 4"	Bedroom - Primary	Main	10' 2" x 10' 1"
4pc Bathroom	Basement	5' 1" x 7' 5"	Bedroom	Basement	8' 3" x 11' 11"
Kitchen	Basement	11' 9" x 13' 0"	Game Room	Basement	14' 0" x 14' 0"
Storage	Basement	3' 2" x 3' 8"	Furnace/Utility Room	Basement	12' 0" x 10' 7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

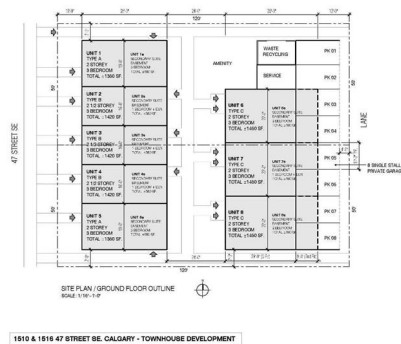
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Remarks

Pub Rmks: **Attention investors and developers! This property is being sold together with 1516 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 LEGAL SUITED HOME, with tenants in place. The functional main floor offers a spacious living room, a bright white kitchen, a full bathroom, and three generously sized bedrooms. The lower level features a fully developed legal suite with its own separate entry, full kitchen, shared laundry, full bathroom, and one bedroom. 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.**

Inclusions: **NA**
Property Listed By: **Royal LePage METRO**

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



CIVIC ADDRESS: 1510 & 1516 47 STREET SE
LAND USE CLASS: R-O3
LOT SIZE: 12,000 SF. (100X120)
PROPOSED USE: TOWNHouses - 15 UNITS
WITH 8 SECONDARY SUITES
HEIGHT: 2 - 3 STOREY
PARKING: 8 STALL IN PRIVATE GARAGES
TOTAL RESIDENTIAL FLOOR AREA: 1,400 SQ

PWJ Design **A-**

