

\$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 115
Zoning R-C1

Listing Details

Listing Office URBAN-REALTY.ca

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.