

\$539,800 - 2216 47 Street Se, Calgary

MLS® #A2115483

\$539,800

4 Bedroom, 2.00 Bathroom, 1,050 sqft
Residential on 0.13 Acres

Forest Lawn, Calgary, Alberta

****OPEN HOUSE SATURDAY APRIL 6, 2:00 - 4:00pm** INCREDIBLE INVESTMENT PROPERTY on a QUIET STREET in the CENTRALLY LOCATED COMMUNITY of FOREST LAWN!** This property features a 3 BEDROOM MAIN FLOOR + 1 BEDROOM FULLY LEGALIZED BASEMENT SUITE and a 24 x 22 ft HEATED DOUBLE GARAGE!! This house has had numerous upgrades throughout the years, including; VINYL WINDOWS, NEWER ROOF, LAMINATE FLOORING, a NEWER BATHROOM, and MUCH MORE! This property is currently rented for approximately \$3,000/month plus utilities. Tenants are fantastic, and would love to stay.

Built in 1959

Essential Information

MLS® #	A2115483
Price	\$539,800
Sold Price	\$525,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,050
Acres	0.13
Year Built	1959
Type	Residential
Sub-Type	Detached



Style Bungalow
Status Sold

Community Information

Address 2216 47 Street Se
Subdivision Forest Lawn
City Calgary
County Calgary
Province Alberta
Postal Code T2B 1L6

Amenities

Parking Spaces 4
Parking Double Garage Detached, Heated Garage, Oversized

Interior

Interior Features Separate Entrance
Appliances Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked
Heating Forced Air
Cooling None
Has Basement Yes
Basement Finished, Full, Suite

Exterior

Exterior Features Private Entrance, Private Yard
Lot Description Back Lane, Back Yard, Rectangular Lot
Roof Asphalt Shingle
Construction Composite Siding
Foundation Poured Concrete

Additional Information

Date Listed March 20th, 2024
Date Sold April 9th, 2024
Days on Market 20
Zoning R-C1
HOA Fees 0.00

Listing Details

Listing Office CIR Realty

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.