

\$525,000 - 1502 49 Street Se, Calgary

MLS® #A2126536

\$525,000

4 Bedroom, 2.00 Bathroom, 1,157 sqft
Residential on 0.15 Acres

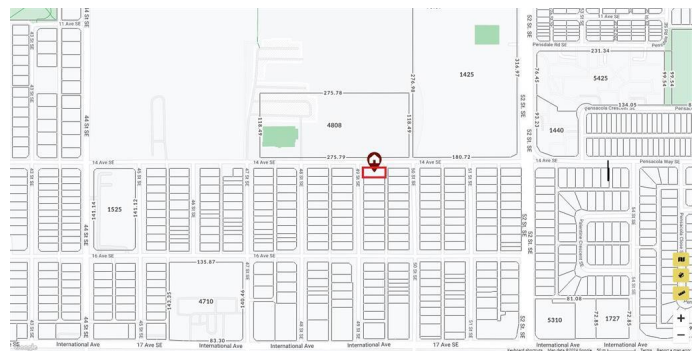
Forest Lawn, Calgary, Alberta

ATTENTION DEVELOPERS & INVESTORS!!
INCREDIBLE OPPORTUNITY! Here is the property you have been looking for! Zoned R-CG, this is a corner lot with a back lane, this 50 x 127 Sqft property is just itching for someone to build a 4 PLEX (with 4 legal suites), no need for rezoning! Conveniently located just a couple of blocks from 17th ave and across the street from Bob Bahan Aquatic center and multiple schools this location can't be beat! The current bungalow has 3 bedrooms upstairs and a fully developed basement with both a new hot water tank and furnace! Here is the perfect property for a buy and hold strategy, or if you're looking for a large bungalow on a large lot that you could renovate and enjoy.

Built in 1960

Essential Information

MLS® #	A2126536
Price	\$525,000
Sold Price	\$525,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,157
Acres	0.15
Year Built	1960
Type	Residential



Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1502 49 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A1S1

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Lawn, Low Maintenance Landscape, Landscaped, Level, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Aluminum Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 27th, 2024
Date Sold	April 29th, 2024

Days on Market	2
Zoning	(R-CG)
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
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