

\$449,900 - 802 47 Street Se, Calgary

MLS® #A2128516

\$449,900

3 Bedroom, 2.00 Bathroom, 956 sqft
Residential on 0.14 Acres

Forest Heights, Calgary, Alberta

Exceptional Opportunity in Forest Heights

Welcome to this cherished family home, nestled in the sought-after neighbourhood of Forest Heights. Properties like this don't come up often, especially in such a prime location. With schools just a stone's throw away and shopping, recreation centres, and dining options within walking distance, this home offers unparalleled convenience for its residents.

Opportunity awaits in this 3 bedroom, 2 bathroom corner lot residence, presenting a perfect canvas for developers or families looking to personalize their dream home. The interior boasts a functional layout with a large dining area within the well-equipped kitchen, perfect for family gatherings. Enjoy the comfort of carpet over original hardwood floors in the living room, hallway, and bedrooms, adding warmth and character throughout.

The lower level features an expansive family room complemented by a games room, creating an ideal space for entertaining and leisure. Additional amenities include a three-piece bathroom, a dedicated laundry room, and a two-car detached garage equipped with automatic openers.

The exterior does not disappoint with its large, fenced, and landscaped yard offering a safe and private setting for children to play and



adults to relax.

This property is a rare find in a walkable location, blending everyday convenience with the potential for personalization or development. Don't miss out on the chance to make this house your forever home. Embrace the lifestyle that Forest Heights has to offer! Call today to book your private showing!

Built in 1961

Essential Information

MLS® #	A2128516
Price	\$449,900
Sold Price	\$501,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	956
Acres	0.14
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	802 47 Street Se
Subdivision	Forest Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 1R1

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Driveway, Front Drive, Garage Door Opener, On Street

Interior

Interior Features	Open Floorplan, See Remarks
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 8th, 2024
Date Sold	May 9th, 2024
Days on Market	1
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Tink
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