

# \$629,990 - 1524 49 Street Se, Calgary

MLS® #A2145610

**\$629,990**

5 Bedroom, 3.00 Bathroom, 1,084 sqft  
Residential on 0.14 Acres

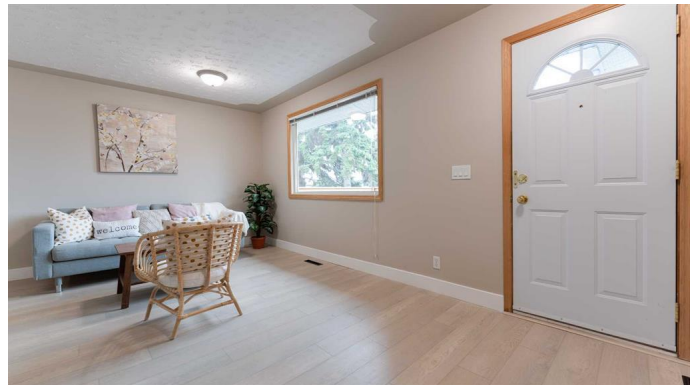
Forest Lawn, Calgary, Alberta

Conditionally sold(JULY 19) & OPEN TO BACKUP OFFERS. Welcome to FULLY RENOVATED HOUSE 1524 49 Street SE Calgary!!! Lot is Originally R-CG Zoned (Lot for 4plex) Over 6200 Sf in size. Two Bedroom illegal Suite. Potential to generate Rental income of \$4000/Month and also suitable for vacation rentals like AIRBNB . House has many upgrades like, High quality TRIPLE PANE Windows, High efficiency furnace, hot water on demand, and upgraded shingles on home and garage. Plus, a detached oversized heated garage. Lots of extra room at the back for parking or a trailer. This spacious bungalow Comes with 3 Specious bedrooms and a 1.5 bath on the main floor and 2 Bedroom Basement Suite (illegal) with Separate Entrance,. Conveniently located, offering easy access to amenities and transportation options, and mere steps from 3 schools, the Disc Golf course, Bob Bahan Pool, and the Public Library.

Built in 1960

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2145610  |
| Price      | \$629,990 |
| Sold Price | \$625,000 |
| Bedrooms   | 5         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 1,084       |
| Acres          | 0.14        |
| Year Built     | 1960        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1524 49 Street Se |
| Subdivision | Forest Lawn       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2A 1S1           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | See Remarks                                                         |
| Appliances        | Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                          |
| Cooling           | None                                                                |
| Has Basement      | Yes                                                                 |
| Basement          | Finished, See Remarks, Suite                                        |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Garden, Other   |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |
| Construction      | Stucco          |
| Foundation        | Poured Concrete |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 29th, 2024 |
| Date Sold   | July 20th, 2024 |

|                |      |
|----------------|------|
| Days on Market | 21   |
| Zoning         | R-CG |
| HOA Fees       | 0.00 |

**Listing Details**

Listing Office            eXp Realty

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