

# \$598,000 - 1510 47 Street Se, Calgary

MLS® #A2197630

**\$598,000**

4 Bedroom, 2.00 Bathroom, 956 sqft

Residential on 0.14 Acres

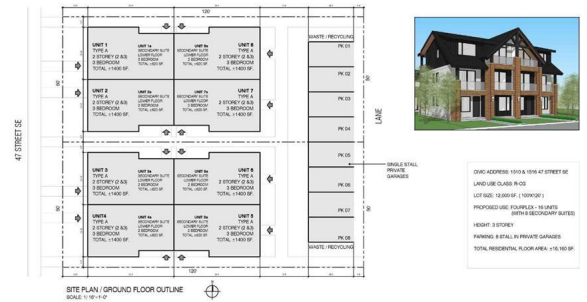
Forest Lawn, Calgary, Alberta

Attention investors and developers! This property is being sold together with 1516 47 St SE, creating a substantial 100' x 120' (12,000 sf) combined lot with immense development potential. There is potential to get up to 8 townhomes with 8 legal basement suites, for a total of 16 units. This redevelopment project could cater to Calgary's growing demand for housing. Currently featuring a LEGAL SUITED HOME, with tenants in place. The functional main floor offers a spacious living room, a bright white kitchen, a full bathroom, and three generously sized bedrooms. The lower level features a fully developed legal suite with its own separate entry, full kitchen, shared laundry, full bathroom, and one bedroom. The exterior of the home is equally impressive, with an oversized detached double garage, an additional parking pad, and a beautifully landscaped private yard perfect for entertaining. Whether you're an experienced builder or developer seeking your next project or an investor looking to capitalize on cash flow and future development possibilities, this offering is truly exceptional.

Built in 1953

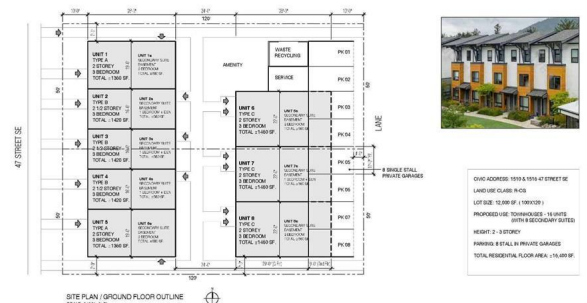
## Essential Information

MLS® #                   A2197630  
Price                     \$598,000  
Bedrooms               4



OWNER ADDRESS: 1510 & 1516 47 STREET SE  
LAND-USE CLASS: R-CO  
LOT SIZE: 12,000 SF (1/4 ACRES)  
PROPOSED USE: FOURPLEX - 16 UNITS WITH 8 SECONDARY SUITES  
HEIGHT: 3 STOREY  
PARKING: 8 STALL IN PRIVATE GARAGES  
TOTAL RESIDENTIAL FLOOR AREA: 115,180 SF

Phil Design A-1



OWNER ADDRESS: 1510 & 1516 47 STREET SE  
LAND-USE CLASS: R-CO  
LOT SIZE: 12,000 SF (1/4 ACRES)  
PROPOSED USE: TOWNHOUSE - 16 UNITS WITH 8 SECONDARY SUITES  
HEIGHT: 3 STOREY  
PARKING: 8 STALL IN PRIVATE GARAGES  
TOTAL RESIDENTIAL FLOOR AREA: 115,180 SF

Phil Design A-3



Bathrooms	2.00
Full Baths	2
Square Footage	956
Acres	0.14
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1510 47 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 1R4

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation            Poured Concrete

### **Additional Information**

Date Listed            March 6th, 2025

Days on Market        34

Zoning                  R-CG

### **Listing Details**

Listing Office            Royal LePage METRO

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.