

209 47 Street SE
Calgary, Alberta

MLS # A2216982



\$459,900

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|------------------|--------------------------------|---------------|-------------------|
| Division: | Forest Heights | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,040 sq.ft. | Age: | 1960 (65 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, City Lot, Few Trees | | |

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|--------------------|------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: N/A

Great opportunity in Forest Heights! This solid 3-bedroom bungalow sits on a large 55' x 110' lot with rear lane access and a double detached garage. The home offers a functional layout with a kitchen, original hardwood floors, and a finished basement. Ideal for renovators, investors, or builders—this property is being sold as is, where is, with no warranties or representations. Located on a quiet street in a well-established neighborhood close to schools, transit, and shopping. Bring your vision—this one has potential!