

# \$459,900 - 209 47 Street Se, Calgary

MLS® #A2216982

**\$459,900**

3 Bedroom, 1.00 Bathroom, 1,040 sqft

Residential on 0.14 Acres

Forest Heights, Calgary, Alberta

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!

Built in 1960

## Essential Information

MLS® #	A2216982
Price	\$459,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,040
Acres	0.14
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information



Address	209 47 Street Se
Subdivision	Forest Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 1N9

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, City Lot, Few Trees
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	2
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage Mission Real Estate
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