

# \$605,000 - 209 47 Street Se, Calgary

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MLS® #A2252354

## \$605,000

5 Bedroom, 3.00 Bathroom, 1,051 sqft  
Residential on 0.14 Acres

Forest Heights, Calgary, Alberta

Welcome to this beautiful updated bungalow in the community of Forest Heights with LEGAL SUITE. It is ready for you to move in and enjoy the summer, the home features a welcoming open concept design that seamlessly connects the living room, dining room and kitchen. Modern updates enhance the space, beautifully complimented with vinyl flooring. The house comes with newer windows that provide natural light, brand new vinyl flooring, upgraded washrooms, furnace, hot water tank and lighting. It has a separate laundry upstairs. The heart of the home, the kitchen, boasts double-toned cabinetry with soft-closing drawers, quartz countertops. Large windows in the kitchen overlook your spacious backyard. The basement is also ready to be enjoyed, it is newly built and has an LEGAL suite, a two large bedrooms with egress windows, as well as a full bathroom. The basement includes it's separate entrance and laundry. The property also includes a double detached garage and built on a large lot (6,049.32). This bungalow is just a short walk away from schools, groceries, and much more, with close proximity to major routes. This is an incredible opportunity to make it your own, call your favourite realtor before it's gone.

Built in 1960

## Essential Information



MLS® #	A2252354
Price	\$605,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,051
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	T2A1N9

### Amenities

Parking Spaces	4
Parking	Carport, Double Garage Detached, Off Street
# of Garages	2

### Interior

Interior Features	Storage, Vinyl Windows
Appliances	Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Range
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding

Foundation                Poured Concrete

**Additional Information**

Date Listed                August 28th, 2025  
Days on Market        1  
Zoning                      R-CG

**Listing Details**

Listing Office            First Place Realty

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