

# \$524,900 - 2236 47 Street Se, Calgary

MLS® #A2190499

**\$524,900**

4 Bedroom, 4.00 Bathroom, 1,054 sqft

Residential on 0.13 Acres

Forest Lawn, Calgary, Alberta

This detached home will be of interest to new Investor looking to increase their number of rental units. This home has good Cash Flow for investors and first time owner with interest in getting experience and involvement in Real Estate Rental business. The long term existing tenants are willing to stay and new owners might take immediate possession if the Buyer assumes existing tenants.. The four separate living units in this grande fathered Non conforming illegal units generates good monthly revenue and has potential for more, should the rent be adjusted to current monthly rent of similar suites in the city. There are One Two-Bedroom and One Bachelor suites on the Mainfloor and the basement has One One-bedroom and One Bachelor suites. Every suite has one 4-piece bathroom. three suites has full functional kitchens with fridge and stoves. Other features of the property, with Southwest facing frontage are paved two RV Parking stall which may be covered to Four Cars parking stalls. The backyard is dominated with a massive Garage/Workshop that boasts a 10 foot Single garage door, a second floor Office/Mezzani that was once an Upholstry?Antique Furniture workshop. The potential for more income generation is huge with some TLC ; to take care of some deferred maintenance that exist in the property.

Built in 1959

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2190499          |
| Price          | \$524,900         |
| Bedrooms       | 4                 |
| Bathrooms      | 4.00              |
| Full Baths     | 4                 |
| Square Footage | 1,054             |
| Acres          | 0.13              |
| Year Built     | 1959              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Bungalow, Up/Down |
| Status         | Active            |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 2236 47 Street Se |
| Subdivision | Forest Lawn       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2B 1L6           |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 5   |
| Parking        | Parking Pad, Carport, Off Street, RV Access/Parking, Single Garage Detached |
| # of Garages   | 1   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance |
| Appliances        | Electric Stove, Refrigerator, Washer, Gas Dryer                       |
| Heating           | Mid Efficiency, Forced Air, Hot Water, Natural Gas                    |
| Cooling           | None  |
| Fireplaces        | None  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full, Suite, Walk-Up To Grade               |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard, Rain Gutters, RV Hookup |
|-------------------|---|

|                 |   |
|-----------------|---|
| Lot Description | Back Lane, City Lot, Front Yard, Landscaped, Interior Lot |
| Roof            | Asphalt Shingle   |
| Construction    | Stucco, Wood Siding                                       |
| Foundation      | Poured Concrete   |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 26th, 2025 |
| Days on Market | 62                 |
| Zoning         | R-CG               |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | Elephant Realty Services |
|----------------|--------------------------|

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